

Planning Committee Public Meeting

Meeting No: 207

Date: 11 April 2024
Venue: St. Paul's Centre, St Helier
Start Time: 09:30

Special Notes:

Members of the public are entitled to attend the meeting to observe.

Item No	Est. Time	Application No, Recommendation & Case Officer	Application Address	Description of Work
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09:30 Section 1 – Decision Confirmations

1.1		P/2023/0920 Officer Recommendation: REFUSAL TV	1 Le Clos de la Bretonnerie St. Lawrence	Apply insulated render to the existing dwelling and change from brick to render on the previously approved extension P/2023/0475. REQUEST FOR REVIEW of refusal of planning permission.
1.2		P/2023/0656 Officer Recommendation: REFUSAL AE	43 Great Union Road St. Helier	Construct part two storey part single storey extension to West elevation. Remove existing uPVC conservatory and replace uPVC entrance door with traditional timber door. Insert opening into existing rear elevation. AMENDED PLANS RECEIVED REQUEST OF REVIEW of refusal of planning application
1.3		P/2023/0583 Officer Recommendation: REFUSAL GV	Clos du Vallon La Rue du Cap Verd St. Lawrence	RETROSPECTIVE: Convert existing garage into Pool House/Gymnasium with habitable accommodation at first floor. AMENDED DESCRIPTION: RETROSPECTIVE: Convert existing garage into Pool House/Gymnasium with ancillary accommodation at first floor. REQUEST FOR REVIEW of refusal of planning permission.

1.4		P/2022/1273 Officer Recommendation: REFUSAL GV	Trinity Manor Farm La Rue des Monnieres Trinity	Construct 2no. 2 bed staff accommodation units and storage unit to East of site. Construct calf shed to North of site. Extend existing hardstanding, feed bunkers and muck heap. Various associated landscaping. REQUEST FOR REVIEW of refusal of planning permission.
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1.5		P/2023/1052 Officer Recommendation: APPROVAL PI	Le Val House La Route des Genets St. Brelade	Partial Demolition. Two storey extensions to north, south and west elevations. REQUEST FOR REVIEW of refusal of planning permission.
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9:35 Applications

2.1		P/2023/0408 Officer Recommendation: REFUSAL WJ	Fields J26, J26A, J26B, part J36, J37, J38, J39 and J54 La Rue de Sorel St. John	Construction of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with substation/ inverter/transformer station, grid connection infrastructure, grid cable route, site accesses, security measures, other ancillary infrastructure and landscaping and biodiversity enhancements. Maintain agricultural use of the land.
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2.2		P/2023/0843 Officer Recommendation: APPROVAL TV	Field No. S409 La Rue des Friquettes St. Saviour	Construct perimeter wall as well as retrospective repositioning of existing vehicular access (amended description).
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2.3		P/2023/1280 Officer Recommendation: APPROVAL LD	Thorn Cottage 9 D'Auvergne Lane St. Helier	Construct Single storey extension, roof alteration including 3No. dormer windows and 1No. rooflight, changes to fenestrations and doors, reconfiguring internal layout and new vehicular access with soft and hard landscaping following demolition of out building. AMENDED PLANS: Retain existing pitched roof design to south-west corner of the site.
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11:00 – 11:20 – Coffee Break

2.4		P/2023/1289 Officer Recommendation: APPROVAL LD	Constantia La Grande Route De St. Jean Trinity	Demolish existing dwelling and garage, construct 2no. 3 bedroom and 4no. 4 bedroom houses. Various external alterations including relocation of vehicle entrance, widening pavements and a new pavement to the south.
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2.5		RC/2023/1127 Officer Recommendation: APPROVAL SS4	La Mervelle La Rue de Guillaume et d'Anneville St. Martin	Remove Condition 1 on permit P/2022/0510 stating 'The privacy screen hereby approved shall be fitted with obscure glazing and retained as such for the lifetime of the development'
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2.6		P/2023/0970 Officer Recommendation: APPROVAL RH1	Commercial Unit International House Don Road St. Helier	RETROSPECTIVE: Conversion of Ancillary Residential Facility (Gym) to Office Gymnasium'
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12:40 – 13:30 – Lunch

13:30 Section 3 – Reviews

3.1		P/2023/0707 Officer Recommendation: REFUSAL TV	Beachside Business Centre La Rue du Hocq St. Clement	Convert existing office building into 2no. two-beds and 1 no. one-bed flats with associated parking, bicycle stores and bin storage. REQUEST OF REVIEW of refusal of planning permission.
3.2		P/2023/0392 Officer Recommendation: REFUSAL TV	Holmside Rue Messervy Longueville Road St. Saviour	Change of use from Surgery to form 1No. bed residential unit. Remove existing roof, construct new raised roof with dormer windows (amended description). REQUEST FOR REVIEW of refusal of planning permission.
3.3		P/2023/1082 Officer Recommendation: REFUSAL JG3	Anjou Les Trois Carre Le Mont de la Mare St. Catherine St. Martin	Raise previously approved roadside walls at max. 1.5m high above the road along La Verte Rue by 600mm to 2100mm high. AMENDED DESCRIPTION: REVISED PLANS to P/2021/1202 and RP/2022/1579. Raise height of roadside wall.REQUEST FOR REVIEW od refusal of planning permission
3.4		P/2023/0863 Officer Recommendation: REFUSAL TV	La Carruee La Rue du Huquet St. Martin	Convert a residential outbuilding into a one-bedroomed residential annex. REQUEST FOR REVIEW of refusal of planning permission.
3.5		P/2023/0902 Officer Recommendation: REFUSAL PI	9 Bath Street St. Helier	RETROSPECTIVE: Install 1No. awning, 2No. privacy screens, 2No. speakers, 5No. external lights and 2No. external heaters to West elevation.REVIEW REQUEST of refusal of planning permission.

3.6		P/2023/1180 Officer Recommendation: REFUSAL JG3	Le Chene La Longue Rue St. Martin	Demolish existing conservatory, aviary, shed, sunroom and various internal partitions. Construct two-storey extension to South, North and East elevations and reconfigure internal layout. General landscaping to whole site. Access onto La Longue Rue to remain as existing. REQUEST FOR REVIEW of refusal of planning permission.
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15:00 Section 4 – Applications (Part 2)

4.1		S/2023/0986 Officer Recommendation: APPROVAL AE	Field No. O1258 Le Chemin de la Brecquette St. Ouen	Replace 1No. Pole, 1No. antenna, 3No. cabinets and associated equipment to East elevation of existing IHE Pumping station. AMENDED DESCRIPTION: Replace 1No. antenna, 3No. cabinets and associated equipment to East elevation of existing IHE pumping station.
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4.2		S/2023/0989 Officer Recommendation: APPROVAL AE	La Mare Vineyards La Rue de la Hougue Mauger St. Mary	Remove pole and antenna mounted on the chimney of La Mare Vineyards main building. Install 1No. Pole, 3No. antennas, 2No. cabinets, associated equipment, and timber fencing to north-west of Field MY291.
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Meeting ends: 16:30 Approx