

Planning Committee Public Meeting

Meeting No: 206

Date: 14 March 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/2023/0314 Officer Recommendation: APPROVAL GV	3-4 Centre Point La Route des Genets St. Brelade	Change of use of existing Coffee Shop to Hot Food Takeaway. Various internal and external alterations to include glazed door and screen replacement to East elevation. Install A/C, chiller unit, exhaust and air intake grille to North elevation. Remove extraction grilles to West elevation.
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1.2		P/2023/0530 Officer Recommendation: APPROVAL TV	Les Homets La Grande Route des Sablons Grouville	Demolish two storey dwelling and construct 1No. four bed and 1No. five bed two storey dwelling. 3D Model available. AMENDED PLANS RECEIVED
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1.3		P/2023/1014 Officer Recommendation: APPROVAL RH1	1 Castle View Westmount Road St. Helier	RETROSPECTIVE: Change of use of existing 1no. 4 bed dwelling to Class J- Residential Institution
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1.4		P/2023/0635 Officer Recommendation: APPROVAL JG3	Land Parcel rear of Royal Bank Court College Hill St. Helier	Excavate ground level to construct 4No. two- bedroom apartments, 1No. one-bedroom apartments. Construct retaining granite wall and new vehicular access onto College Hill. 3D Model available. AMENDED PLANS RECEIVED.
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1.5		P/2023/0710 Officer Recommendation: REFUSED JG3	Ida's Victoria Avenue St. Lawrence	RETROSPECTIVE: Install flue to the rear of the property. REQUEST FOR REVIEW of refusal of planning permission.
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1.6		P/2023/0892 Officer Recommendation: REFUSED JG3	2 Walton Villas La Route de St. Aubin St. Helier	Construct extension to lower ground and ground floor to create garage and terrace. Various internal alterations. REQUEST FOR REVIEW of refusal of planning permission.
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2.6		P/2023/0747 Officer Recommendation: REFUSED GV	Haute Croix House La Rue du Bechet es Cats Trinity	Construct single storey extension to East elevation. REQUEST FOR REVIEW of refusal of planning permission
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9:35 Section 2 – Applications (Part 1)

2.1		P/2023/0633 Officer Recommendation: APPROVAL RH1	Land Adjacent to Field B248A Le Mont Gras d'Eau St. Brelade	Construct 1No. four-bedroom dwelling.
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10:15 Section 3 – Reviews

3.1		P/2023/0156 Officer Recommendation: REFUSAL JG3	Mont d'Olivet Le Chemin d'Olivet Trinity	Demolish East wing and swimming pool. Create replacement wing to North-West. REQUEST FOR REVIEW of refusal of planning permission
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3.2		RP/2023/0649 Officer Recommendation: REFUSAL GV	2 Chalet Chamois Manor Court St. Helier	REVISED PLANS to P/2021/0693 (Extend carport, replace 1 no. window with door and install balustrade to South elevation to create terrace above existing garage. Increase height of dormer and re-clad, install balustrade to existing patio area, replace PVC curtain walling with white render to East elevation. Replace air-vent with window to North elevation. Combine 2 no. dormer windows into 1 no. dormer window to
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				West elevation. Various external and internal alterations. AMENDED PLANS RECEIVED: Terrace omitted): Increase size of dormer windows to east and west elevations. REQUEST FOR REVIEW of refusal of planning application.
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3.3		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
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3.4		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.
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11:10 -11:30 Coffee Break

3.5		P/2023/0386 Officer Recommendation: REFUSAL JG3	Grace Dieu La Route de la Haule St. Peter	Demolish existing 2-bedroom dwelling. Construct 1No. three bed flat and 2No. two bed dwelling. Alterations to existing drainage. Construct new permanent bus shelter for public use onto La Route de la Haule. AMENDED DESCRIPTION: Demolish existing dwelling. Construct 1 no. residential block containing 1 no. three bedroom flat and 2 no. two bedroom flats.
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				Alter existing drainage. Construct bus shelter. AMENDED PLANS RECEIVED. REQUEST OF REVIEW of refusal of planning permission.
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3.6		P/2023/0920 Officer Recommendation: REFUSAL JG3	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.
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12:20 -1:10 Lunch Break

3.7		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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3.8		P/2022/0924 Officer Recommendation: REFUSAL RH1	Seymour House La Grande Route des Sablons Grouville	Convert existing outbuilding to form 1 no. two bedroom residential unit. REQUEST FOR REVIEW of refusal of planning permission.
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3.9		P/2023/1051 Officer Recommendation: REFUSAL GV	34Tree Tops Le Clos des Sables St. Brelade	Remove the road-side wall to the south elevation, REQUEST FOR REVIEW of refusal of planning permission.
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3.10		P/2023/0821 Officer Recommendation: REFUSAL GV	Field S319 Highfield Lane Les Grands Vaux St. Saviour	Install fence and raise land height to West of Field S319. REQUEST FOR REVIEW of planning permission
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3.11		P/2023/1052 Officer Recommendation: REFUSAL 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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3.12		P/2023/0801 Officer Recommendation: REFUSAL PI	Les Frontieres Farm La Route du Francief St. Brelade	Installation of a commercial sand school on Field B950. Creation of a new vehicular access on to La Route du Coin. Landscaping works. REVIEW REQUEST of refusal of planning permission.
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3:30 Section 4 – Applications (Part 2)

4.1		S/2023/0987 Officer Recommendation: APPROVAL AE	Telecommunication s Antenna Field No. B763 La Route Des Genets St. Brelade	Replace 1no. Pole, 3no. Antennas, 2no. cabinets, associated equipment and timber fencing to North West of site.
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4.2		S/2023/0985 Officer Recommendation: APPROVAL AE	Southern Telephone Exchange La Route Orange St. Brelade	Replace 1No. antenna shroud to pitched roof. Install 2No. cabinets and associated equipment to flat roof to North of site. AMENDED DESCRIPTION: Install 2no. cabinets and associated equipment to flat roof to North of site
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4.3		S/2023/0983 Officer Recommendation: APPROVAL AE	Old Portelet Inn La Route de Noirmont St. Brelade	Remove pole and antenna mounted on the chimney of main building. Install 1no. Pole, 1no. antennas and associated equipment to North elevation.
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Meeting ends: 16:30 Approx