

Planning Committee

Meeting No: 174 Public Meeting

Date: 06 May 2021

Venue: St Pauls 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/2020/1437 Officer Recommendation: REFUSAL LD	Land Parcel South of Field No. O990 La Route des Landes St. Ouen	Change of use of existing quarry works building and construct extension to North elevation to form 1 no. one bed self-catering unit with associated parking and landscaping.
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1.2		P/2020/1101 Officer Recommendation: APPROVAL LD	La Hauteur La Rue Freule St. Ouen	Convert existing swimming pool building into 1 no. 3 bed dwelling with associated garage and amenity space. REVIEW REQUEST of refusal of planning permission.
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1.3		P/2020/1017 Officer Recommendation: APPROVAL LD	The Cottage Saut Falluet and Chalet du Pre La Rue du Saut Falluet St. Peter	Change of use of dwelling to self-catering tourism units. Demolish porch and kitchen of main structure and construct new extension to East elevation. Demolish 4-bed dwelling to South West of site, and construct 2 no. combined 2-bed self-catering tourism units replacing existing. Restore and renovate 2 no. granite outbuildings, constructing car port and bat loft extension to East elevation
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				of granite outbuilding in North West of site. Various environmental, ecological and landscaping improvements. REVIEW REQUEST of refusal of planning permission.
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1.4		P/2020/1047 Officer Recommendation: APPROVAL GV	Le Coin Fleuri La Route des Cotils Grouville	Demolish section of road side granite wall and construct roadside pavement, altering vehicular access onto La Route Des Cotils. Repair and lower height of remaining sections of roadside wall to improve visibility. Form new parking area to North West of existing dwelling. Remove existing double vehicular garage entrance and replace with screen. REVIEW REQUEST of refusal of planning permission.
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1.5		P/2019/1677 Officer Recommendation: APPROVAL CJ	4 St Saviours Crescent	Demolish existing and construct Five storey extension and balconies to South-West elevation. Convert 19 No. One bed residential units to form 3No. One bed and 5 No. Two bed residential units.
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1.6		P/2020/0329 Officer Recommendation: REFUSAL CJ	Field No. MN519A La Rue de Basacre St. Martin	Install 60 No. solar panels to North-East of site. Review Request of refusal of planning permission.
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09.35 Section 2 – Applications

2.1	09:35	P/2020/1533 Officer Recommendation: APPROVAL JG1	Fair Acre La Route Orange St. Brelade	Demolish existing dwelling and associated structures. Construct 15 No. 2 bed residential units with associated basement parking and landscaping. 3D model available.
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2.2	10:40	P/2020/0124 Officer Recommendation: REFUSAL CJ	Manor House Farm Rue de Bas St. Lawrence	Change of use of parts of existing farm group and construct extensions to West and East elevations and glazed link to form community centre (including function room, café, day rooms, kitchen and ancillary accommodation). Install pergola to South elevation. Change of use of part of Field L755 from agriculture to create vehicular access on Rue de Bas and form driveway and parking areas to West of site.
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2.3	11:20	P/2017/0028 Officer Recommendation: REFUSAL CJ	Manor House Farm, St Lawrence	RETROSPECTIVE: planning application for creation of amphitheatre in field 755, demolition of pump house in field 804 and widening of vehicular access from Les Chemins des Moulins into field 804
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COFFEE BREAK @ 11:40

2.4	11:55	P/2020/0760 Officer Recommendation: APPROVAL CJ	Part of Tamba Park La Rue des Varvots St. Lawrence	RETROSPECTIVE: Change of use of part of former Tamba Park play zone building to Class D - agriculture. AMENDED DESCRIPTION: RETROSPECTIVE.
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				<p>Change of use of former cafe and shop to agricultural use.</p> <p>Replacement of existing air source heat pumps and air handling unit with new in open area immediately to north of former cafe and shop building. AMENDED PLANS RECEIVED.</p> <p>FURTHER AMENDED DESCRIPTION: Increase size of internal store.</p> <p>FURTHER AMENDED PLANS RECEIVED.</p>
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2.5	12:25	P/2020/1098 Officer Recommendation: APPROVAL CJ	Car Park Retreat Farm La Rue des Varvots St. Lawrence	RETROSPECTIVE: Change of use of car park to car park serving the agricultural holding. Extend existing timber fence to eastern site boundary. Construct external ancillary elements including water storage tank, oil storage tank, air source heat pump with perimeter surrounding landscape screen bunding, all associated with the existing agricultural glasshouse.
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2.6	12:45	P/2020/1810 Officer Recommendation: APPROVAL CJ	Land to East of Vue des Champs Le Mont Gras d'Eau St. Brelade	RETROSPECTIVE: Change of use of land from agricultural to create temporary parking site with associated fencing in connection with Former Windmills Hotel development. AMENDED DESCRIPTION: Extent of temporary site compound area and fencing clarification. AMENDED PLAN RECEIVED.
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2.7	13:15	P/2020/1581 Officer Recommendation: APPROVAL KA	2 Les Hetres Cottage La Route des Hêtres St. Peter	Create ground floor doorway and replace existing doorway with window. Replace existing first floor UPVC windows with hard wood all to North elevation. Various internal alterations.
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2.8	13:25	RW/2020/1719 Officer Recommendation: APPROVAL KA	2 Les Hetres Cottage La Route des Hetres St. Peter	Replace 5 No. windows and timber infill panel above door to South elevation.
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2.9	13:35	P/2020/0558 Officer Recommendation: REFUSAL LD	Elmwood Warehouse Le Mont Cambrai St. Lawrence	Change of use of existing sheds from Class D (Agricultural), to Class E (Warehouse).
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Lunch @ 14:15

14:45 Section 3 – Reviews

3.1	14:45	P/2020/1357 Officer Recommendation: REFUSAL LD	Springvale House Le Chemin des Piétons St. Brelade	Demolish existing outbuilding and store to West of site. Construct ground floor extension to west elevation to form 1 No. one bed residential unit. Convert existing 4 bed dwelling into 2 No. Two bed residential units. REVIEW REQUEST of refusal of planning permission
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3.2	15:00	RP/2020/1123 Officer Recommendation: REFUSAL SDG	Au Beau Milieu La Rue du Haut de l'Orme Trinity	RETROSPECTIVE: Construct single storey detached garage with associated landscaping to South of site. Review request of refusal of planning permission.
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3.3	15:15	P/2020/0680 Officer Recommendation: REFUSAL SDG	Bel Air Petit Port Close St. Brelade	REVISED PLANS to P/2019/0795 (Demolish existing and construct new double garage to East of site.) Increase size of approved garage and change to fenestration. REVIEW REQUEST for refusal of planning permission.
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3.4	15:30	P/2019/1621 Officer Recommendation: REFUSAL CJ	Maison du Midi Le Mont Mallet St. Martin	Demolish existing dwelling and residential unit. Construct 1 No. three bed dwelling and 1 No. two bed residential unit with external terrace and swimming pool with various landscape alterations. 3D Model available. AMENDED DESCRIPTION: Revised elevations and Design and Access Statement Addendum submitted. AMENDED DETAILS RECEIVED. REVIEW REQUEST of planning permission.
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3.5	15:50	RP/2020/0283 Officer Recommendation: REFUSAL CJ	Westpoint La Route de la Villaise St. Ouen	Construct basement vehicle store with garage and workshop above, to North elevation. Construct hard standing to South of site. Demolish existing deck and construct raised deck with screen wall,
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				bar/shower room to South-East of site. Alter vehicular access onto La Route de La Villaise. REVIEW REQUEST for refusal of planning permission.
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3.6	16:05	P/2020/0454 Officer Recommendation: CJ	Field No. B881, La Rue des Fosses a Mortier, St Brelade	REVIEW REQUEST of condition 3.
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3.7	16:20	P/2020/1673 Officer Recommendation: REFUSAL ES	La Maison du Mont La Rue de la Blanche Pierre St. Lawrence	Partially demolish, reconstruct and extend existing dwelling to North elevation. Various parking and landscaping alterations. REVIEW REQUEST for refusal of planning permission
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3.8	16:35	RP/2020/1617 Officer Recommendation: APPROVAL AT	Former CICS Warehouse Site Goose Green Marsh Beaumont St. Peter	REVISED PLANS to P/2017/1479 (Demolish warehouse building, retaining part of the existing retail unit. Construct 21 No. one bed and 44 No. two bed residential units with associated landscaping and undercroft parking. Various internal and external alterations to retained retail unit. Improvement works to existing public car park. 3D Model available. Amended Plans: Residential development amended to 19 No. one bed and 44 No. two bed units.) Change of Use of existing retail unit from retail (Class A) to part retail (Class A) and part
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				café (Class B) on ground floor and golf performance centre (Class H) on 1st floor. REVIEW REQUEST of approved condition 1.
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3.9	16:55	P/2020/1372 Officer Recommendation: REFUSAL KA	Bifrons Villa La Route de St. Aubin St. Helier	Create vehicular access onto La Route de St Aubin. REVIEW REQUEST of refusal of planning permission
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		Recommendations to raise in accordance with Article 9A	Under Article 9A of the Planning and Building (Jersey) Law 2002, the Planning Applications Committee shall report to the States the Committee's assessment of planning policy and any recommendations it has for its revision.	
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17:10 Meeting Ends (Estimate)

