

## **ENFORCEMENT NOTICE**

### **Planning & Building (Jersey) Law 2002**

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

#### **1 This Notice:**

Is issued pursuant to the powers conferred under Part 5, Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the Land stated below. Article 5 of the above Law defines the meaning of development and Article 7 of that Law states that Land shall not be developed without planning permission.

#### **2 This Notice relates to land at:**

The building known as “Les Perritons, La Rue du Saut Falluet, St. Peter, JE3 7BL”.

*(edged in RED on the attached ‘Enforcement Notice Location Plan)*

#### **3 The Matters which appear to constitute the Breach of Development Controls:**

- 3.1 Without planning permission, the material change of use of a structure into a residential dwelling. The Breach of Development Controls has been marked on the attached Enforcement Notice Location Plan, indicated by an area edged in RED and annotated 3.1.

#### **4 Reasons for Issuing this Notice:**

- 4.1 It appears that the Breach of Development Controls has occurred within the last 8 years and that it is expedient to take action to remedy the Breach.
- 4.2 The field stable is situated in the Green Zone. Under the provisions of the 2022 Bridging Island Plan, this zone enjoys a high level of protection from new development, including

## **IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST**

protection for agricultural land (on which the existing structure is located). This application for new residential development and residential paraphernalia, within this highly protected zone, fails to satisfy the requirements of Policies SP2, SP5, PL5, ERE1, ERE4, and H9 of the adopted 2022 Bridging Island Plan, and is therefore considered to be an inappropriate and unacceptable form of development for the site.

4.3 By virtue of its small size, the new dwelling fails to comply with the adopted Supplementary Planning Guidance Policy Residential Space Standards October 2023. A Minimum Specification for New Housing Developments, and in turn Policy H2 of the adopted Bridging Island Plan 2022.

4.4 The planning authority has received no information to demonstrate that the development would protect or improve the quality, character, and biodiversity of this countryside location, contrary to the requirements of Policies SP5, and NE1 of the adopted Bridging Island Plan 2022.

4.5 The planning authority has received no information that would allow the assessment of drainage and sewage disposal. In the absence of such information it is unable to determine if the development complies with the requirements of Policy WER7 of the adopted Bridging Island Plan 2022.

### **5 Steps Required to Remedy the Breach:**

5.1 Cease the use of the building for residential purposes.

5.2 Remove all partition walls, partition doors, windows, blinds, furniture, residential fixtures, residential fittings, and associated household items from the property, as shown in Les Perritons Proposed floor plan revision 1 dated 20.04.2023, Drawing 6. Proposed Elevations (North & East) revision 1 dated 20.04.2023. These include basins, toilets, showers and shower screening, baths, bathroom cabinets, wardrobes, kitchen surfaces, kitchen cupboards, kitchen appliances and electricals, beds, sofa, televisions, heaters, wooden flooring, garden furniture and perimeter fencing.

5.3 Remove all resulting debris and materials from the land.

### **6 Time for Compliance:**

Six (6) calendar months from the date this Notice takes effect.

**Date of Issue: Thursday 7<sup>th</sup> March 2024**

**Signed:** Ms Nina Cornish (Authorising Officer) **Date: 06.03.2024**  
For and on behalf of the Chief Officer;

Ms Nina Cornish  
Senior Officer, Compliance Land and Habitat  
Infrastructure and Environment  
28-30 The Parade, St Helier. JE49SS

**Enclosures.**

1. Enforcement Notice Location Plan

**Informative.**

1. Any other item or issue not specified in this enforcement notice may be the subject of a separate notice.

**ADVISORY NOTES**

**What will happen if this Notice is not complied with:**

If you fail to comply with the requirements of this Notice you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

**Your Rights of Appeal:**

In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the Planning Tribunal, First Floor, International House, 41 The Parade, St Helier JE2 3QQ no later than 28 days from the date this Notice is issued, enclosing the required fee.

**Planning Tribunal:**

[planningtribunal@courts.je](mailto:planningtribunal@courts.je)

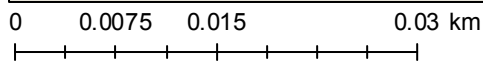
**Appeal Information:**

<https://www.gov.je/planningbuilding/appealscomplaints/pages/appealplanningbuildingdecision.aspx>





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### 3.1 Enforcement Notice Location Plan - Les Perritons

Date: 04/03/2024

SCALE 1:564.25

