

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2021/1239 (Field L235, La Ruelle, St Lawrence)
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Private Secretary, Ministerial Office
Date of Report	25/05/2022
Supplementary Report Titles <i>(If applicable)</i>	Inspector's Report: P/2021/1239 (Field L235, La Ruelle, St Lawrence)
Supplementary Report Authors <i>(If applicable)</i>	Graham Self MA MSc FRTPI
Date of Supplementary Report <i>(If applicable)</i>	25/03/2022
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2021/1239
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Planning and Building (Jersey) Law 2002.
Action required if recommendation agreed	Department to take necessary action.
Resource Implications	There are no new financial and/or manpower implications.

Introduction

Following an appeal by Mr Martin Sabey against a grant of planning permission, Mr Graham Self was appointed as the planning inspector to prepare a report for the Minister's consideration.

Recommendation

In line with the recommendation of the inspector, allow the appeal and that planning permission be refused.

Detail

The Minister agreed with the recommendation of the inspector and decided to allow the appeal and refuse planning permission for the following reasons:

1. The proposed siting of the wheeled hut and use of the site for residential purposes, including holiday accommodation, represents development within the countryside, outside of the built-up area. Use of this green zone location has not been sufficiently justified and the proposal is not, therefore, in accord with policies PL5 and EV1 of the 2022 bridging Island Plan.
2. The proposal does not contain sufficient details of foul and waste-water treatment and disposal routes to enable these elements to be properly assessed against the criteria given in policy WER7 of the 2022 bridging Island Plan.
3. The proposal does not contain sufficient details of any parking area, private amenity space, boundary treatments or other external items associated with a residential use to enable these elements to be properly assessed against the criteria given in policy GD1, NE3 and other relevant policies of the 2022 bridging Island Plan.