

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2021/0967 (Stella Maris, Victoria Avenue, St Helier JE2 3LU)
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/2021/0967 (Stella Maris, Victoria Avenue, St Helier JE2 3LU) AND Schedule of conditions: Stella Maris, Victoria Avenue, St Helier JE2 3LU
Supplementary Report Authors <i>(If applicable)</i>	Graham Self MA MSc FRTPi AND Principal Policy Planner
Date of Supplementary Report <i>(If applicable)</i>	07/04/2022 AND 25/05/2022
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/2021/0967
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 Michael and Patricia Guyoncourt 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 recommendations of the inspector, the appeal should be dismissed, and planning permission granted subject to revised conditions.

Detail

The Minister dismissed the appeal and varied the decision to grant planning permission which is now subject to the conditions outlined in the report entitled: – Schedule of Conditions: Stella Maris, Victoria Avenue, St Helier JE2 3LU.

The Minister further resolved that the date of this decision constitutes a revision to the date of the planning permission for the purposes of establishing a start-date for any time-related conditions or requirements of the permission or of the Planning and Building (Jersey) Law 2002.

The Minister also had regard to the fact that the original decision on the planning permission and subsequent inspector's report was made under the policy regime of the 2011 Island Plan (revised 2014) which was superseded by the bridging Island Plan on 25 March 2022. However, the Minister did not consider that the change in development plans made any material difference, in this instance, to the assessment of the proposed development.