

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2021/1061 (La Coupe House, St. Martin)
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or <a href="#">Absolutely/Qualified</a> Exempt	Public
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Principal Policy Planner
Date of Report	26/10/2022
Supplementary Report Title <i>(If applicable)</i>	1. Inspector's Report: P/2021/1061 (La Coupe House) 2. Schedule of reasons for refusal
Supplementary Report Author <i>(If applicable)</i>	1. Philip Staddon BSc, Dip, MBA, MRTPI 2. Principal Policy Planner
Date of Supplementary Report <i>(If applicable)</i>	30/09/2022 26/10/2022
Ministerial Decision Report: Public or <a href="#">Absolutely/Qualified</a> Exempt	Public
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2021/1061
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Articles 108 - 111 of the 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 against the refusal of planning permission, reference P/2021/1061, Mr P Staddon was appointed as the Independent Planning Inspector to consider the appeal and all statements and other plans and documents associated with the appeal.

The Inspector held a hearing into the appeal and visited the site and surroundings before preparing and submitting a report for the Minister's consideration.

**Recommendation**

To dismiss the appeal, in line with the inspector's recommendation, and to maintain the original refusal of planning permission, reference P/2021/1061, subject to the substitution of the reasons for refusal on the decision notice with the reasons specified in the accompanying schedule of reasons for refusal in order to reflect the policies of the bridging Island Plan which superseded the policies of the 2011 Island Plan (revised 2014) on 25 March 2022.