

Minister for the Environment

Schedule of conditions: La Robeline, La Rue de la Robeline, St Ouen

Planning permission: P/2021/1840

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2021/1840:

- A. The development shall commence within three years of the Ministerial Decision.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.
1. The development hereby permitted shall not be used otherwise than for the provision of short let visitor accommodation. The six units of accommodation in the converted outbuildings shall not be occupied as permanent dwellings. The owner or operator shall maintain a register of occupants for each calendar year and, on request, this shall be made available for inspection by any duly authorised officer of the department for Infrastructure Housing and the Environment (or any successor body responsible for the States' planning functions).
Reason: In accordance with Policy EV1 of the 2022-2025 bridging Island Plan, which requires proposals involving the conversion of farm buildings to visitor accommodation in locations outside the defined built-up area to be restricted to that use only.
2. Prior to the commencement of development, a revised site plan shall be submitted to and approved in writing by the department for Infrastructure, Housing and the Environment (or any successor body responsible for the States' planning functions). The plan shall clearly define the parking spaces, existing retained features (including the fuel tank/bin store), proposed associated alterations to the existing courtyard areas, and define the northern boundary of Field O1182 and its boundary treatment. The use of the buildings for visitor accommodation hereby approved shall not commence until the development has been carried out in full in accordance with such details as are approved pursuant to this condition and shall be maintained as such thereafter.
Reason: To ensure that these matters are recorded and agreed on an accurate and updated plan to provide certainty.
3. Notwithstanding the information approved as part of this permission, no part of the development hereby approved shall be commenced until the outstanding heritage concerns, as set out within the consultation response from the Historic Environment Team dated 26/01/2022, have been addressed, and agreed in writing by the Development Control section of Regulation.

Reason: These details are not included in the application and are required to be submitted and agreed to ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place, in accordance with Policies SP4, HE1, and HE2 of the Bridging Island Plan.

4. Notwithstanding any details relating to foul drainage indicated within the approved plans, prior to the commencement of the development hereby approved, final agreement of the foul drainage connection for the new development must be submitted to, and agreed in writing by, the Development Control section of Regulation. Thereafter, the approved details shall be implemented in full.

Reason: To ensure the provision of an appropriate foul drainage scheme in accordance with Policy WER7 of the Bridging Island Plan.

5. No part of the development hereby permitted shall be begun until a Schedule of Works relating to the approved Species Protection Plan (ref. FSR1157, 24/09/2021, Sangan Island Conservation) has been submitted to, and approved in writing by, the department for Infrastructure, Housing and the Environment (or any successor body responsible for the States' planning functions). Once approved, all measures contained within the Work Schedule and Species Protection Plan shall be carried out in full, and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing prior to works being undertaken.

Reason: To ensure the protection of all protected species in accordance with Policies SP5, NE1, and NE2 of the Bridging Island Plan.

6. The development hereby approved shall not be occupied until the new bicycle store (fitted with electric bicycle charging facilities) has been completed and made available for the use of occupants.

Reason: To ensure that the benefits of this facility are not delayed, in interests of sustainable transport, under the provisions of Policies TT1, and TT2 of the Bridging Island Plan.

7. Prior to the first occupation of the new development hereby approved, any items within Field O1182 which are unrelated to the primary (i.e. agricultural) use of the land, must be removed. Thereafter, the field must be maintained as such.

Reason: In the interests of visual amenity, and to ensure that the field is not used for any non-agricultural purposes, under the provisions of Policies SP2, SP5, and PL5 of the Bridging Island Plan.

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