

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2022/0755 (Meadow View, Le Douet Farm, Le Mont de la Greve de Lecq, St Ouen)
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	Principal Historic Environment Officer
Date of Report	26/06/2023
Supplementary Report Title <i>(If applicable)</i>	1. Inspector's Report: P/2022/0755 (Meadow View) 2. Schedule of Reasons for Refusal
Supplementary Report Author <i>(If applicable)</i>	1. Nigel McGurk BSC(Hons) MCD MBA MRTPI 2. Principal Historic Environment Officer
Date of Supplementary Report <i>(If applicable)</i>	31/03/2023 26/06/2023
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2022/0755
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/2022/0874, Nigel McGurk 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 visited the site and surroundings before holding a hearing and preparing and submitting a report for the Minister's consideration.

Recommendation

To dismiss the appeal in line with the Independent Planning Inspector's recommendation, and to maintain the original refusal of planning permission, reference P/2022/0755, with variation in respect of the deletion of the original reason for refusal No. 2 as the impacts of the proposal would not be so significant that they would result in unacceptable living conditions for future occupiers having regard to outlook and access, or in significant harm to neighbouring occupiers, having regard to noise and disturbance, taking into account Island Plan policies SP3 and H1 which together seek to protect residential amenity. The accompanying Schedule of Reasons for Refusal details all reasons for refusal of the planning application.