

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: RP/2022/0558 (Land at Les Ruisseaux House (Secret Garden), Les Ruisseaux, St Brelade)
Minister	Environment
Signatory	Assistant 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 Policy Planner
Date of Report	19/06/2023
Supplementary Report Title <i>(If applicable)</i>	1. Inspector's Report: Land at Les Ruisseaux House (Secret Garden), Les Ruisseaux, St Brelade 2. Schedule of conditions and reasons for refusal
Supplementary Report Author <i>(If applicable)</i>	1. D A Hainsworth LL.B(Hons) FRSA Solicitor 2. Principal Policy Planner
Date of Supplementary Report <i>(If applicable)</i>	01/06/2023 19/06/2023
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>	RP/2022/0558
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 RP/2022/0558, Mr D A Hainsworth 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 preparing and submitting a report for the Assistant Minister's consideration.

Recommendation

To accept the Planning Inspector's recommendations, save for the recommendation in respect of the proposed installation of solar panels and to: 1. Allow the appeal in part and refuse part of planning permission, reference RP/2022/0558, in respect of the proposed installation of the air source heat pump on the north-east elevation and; 2. Dismiss the appeal in part and grant part of planning permission, reference RP/2022/0558, in respect of the proposed installation of solar panels on the roof plane, external stairs to south elevation, timber cladding to south elevation and to changes to the ground-floor window and door arrangements, the repositioning of a rooflight and the repositioning of internal walls, doors and staircases, subject to the conditions specified in the accompanying Schedule of Conditions and Reasons for Refusal.