

Minister for the Environment

Schedule of conditions: La Petite Robeline, La Rue des Bonnes Femmes, St. Ouen

Planning permission: P/2022/0679

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2022/0679:

1. The use of the cider barn as a restaurant facility shall cease within nine months of the date of the Ministerial Decision unless a traffic and site access management plan is submitted to and approved in writing by the Chief Officer (Infrastructure and Environment Department). The management plan shall:

a) detail existing volumes, frequency and types of vehicles (including non-motorised) and pedestrians entering and leaving the site and the general purpose of the visit.

b) detail proposed or likely numbers of patrons visiting the site to use the restaurant facility at each service and confirmation that only one service would be provided on each day that the facility is open.

c) detail a practical, sustainable and controllable means by which patrons may arrive at, and leave, the site without the need for private motor-vehicles to approach or park at the site. Details of pick-up and drop-off points and mode of transport and booking transport arrangements must be included in the plan. Such access plan should be capable of being monitored and should be designed so as to cause minimal disturbance to nearby residents.

Any traffic and site access management plan so approved shall be implemented in full and the applicant shall undertake to maintain a monitoring record in respect of the access plan and shall make this available for inspection, upon request, by relevant officers of the Infrastructure and Environment Department.

The cider barn may only be used as a restaurant facility if the approved management plan is fully complied with.

Reason:

The Minister considers that there is a significant potential of the site to foster a pioneering hospitality offer that is built upon, amongst other things, sustainable transport options. The Minister, accordingly, imposes this condition in order to secure, within a reasonable timescale, a practical, sustainable and controllable site access plan that will be innovative and that will comply with Policy TT1 of the 2022 bridging Island Plan.

2. The use of the cider barn as a restaurant facility shall cease within nine months of the date of the Ministerial Decision unless a business plan is submitted to and approved in writing by the Chief Officer (Infrastructure and Environment Department). The business plan shall:

a) detail, with financial projections, how the development will help contribute to and sustain the rural economy in both the short- and long-term. It should offer a clear

insight into how it is intended to market and develop (without expanding on this site) the concept of the restaurant and sausage preparation facility and how this will benefit local producers, suppliers and individuals employed in the rural economy including the applicant's family members.

b) offer an evidenced reason as to why it is considered that the restaurant facility must be co-located with the cider-making business.

Reason:

Policy ERE2 of the 2022 bridging Island Plan makes it a requirement that proposals for diversification in the countryside must be accompanied by a business plan which justifies the location of the development in the countryside; and demonstrates its contribution to the rural economy. Whilst the Minister considers that the restaurant and sausage preparation kitchen is likely to complement and support an existing business, contributing to the maintenance of the rural economy, he also considered that, in the interests of consistent application of policy requirements of the bridging Island Plan, an evidenced business plan should be submitted in order to comply with the requirement of Policy ERE2.

3. The restaurant facility shall operate no more than a single sitting each day of opening and no meals shall be served or consumed outside of the cider shed. Dining shall end no later than 22:00 hours and all diners shall vacate the site by 22:30 hours. All non-resident staff shall vacate the site no later than 23:00 hours.

Reason:

In order to ensure that the amenities of nearby residents are not unreasonably harmed as a result of noise or general disturbance, in accord with Policy GD1 of the 2022 bridging Island Plan.

4. There shall be no playing of music, including live performances, or use of public address systems in association with the restaurant facility.

Reason:

In order to ensure that the amenities of nearby residents are not unreasonably harmed as a result of noise disturbance, in accord with Policy GD1 of the 2022 bridging Island Plan.

5. The preparation kitchen, hereby approved, shall be used solely in conjunction with the applicant's catering business and shall not be used by any other person or business concern.

Reason:

The application and appeal have been assessed on the basis that the preparation kitchen is used, and only to be used, by the applicant's sausage-making business and that it is not to be used by any other person or business. Any other use of the kitchen would be subject to a further assessment against the relevant policies of the 2022 bridging Island Plan.

6. The lean-to shed to the southern elevation of the cider shed shall be clad in timber, samples of which – either physical or high-resolution photographs - shall be submitted to and approved by the Chief Officer (Infrastructure and Environment Department) and the cladding shall be completed within nine-months of the date of this Ministerial Decision.

Reason:

In the interests of visual amenity, and to comply with policies GD6 and NE3 of the 2022 bridging Island Plan.

7. Full details of the surface water and foul sewage drainage arrangements for the elements of development hereby approved shall be submitted to and approved in writing by the Chief

Officer (Infrastructure and Environment – Regulation). Such arrangements as may be approved shall be fully implemented before the restaurant facility is next used.

Reason:

In order to ensure that suitable foul and surface water drainage interests are available for use in accordance with policies WER2 and WER6 of the 2022 bridging Island Plan.

END