

Assistant Minister for the Environment

Schedule of reasons for refusal: Field O1111, La Rue des Hougues, St Ouen
Planning application: P/2022/1724

The Assistant Minister for the Environment refused planning permission for the following reasons:

1: The application site is located in a remote rural location, a considerable distance from the Built-up Area, and is an unsustainable location for the use proposed, which would be reliant upon using a fleet of private vehicles to transport pet dogs to and from the site each weekday. This conflicts with Bridging Island Plan (adopted March 2022) policies SP1, SP2, SP3 and PL5, which seek to direct new development to the most sustainable locations, which minimise the need to travel by private vehicles, and seek to protect the countryside and the Protected Coastal Area from inappropriate development.

2: The proposal includes a prominent and crudely constructed shed, along with a range of manmade paraphernalia and parked vehicles during operational hours. This would be harmful to the character and appearance of the Protected Coastal Area, which is afforded the highest level of protection under the Bridging Island Plan (adopted March 2022) and would be contrary to its policies GD6 and NE3.

3: The proposal would result in the loss of agricultural land, which has not been adequately justified. This would be contrary to policy ERE3 of the Bridging Island Plan (adopted March 2022) which seeks to protect and retain agricultural land for agricultural purposes.

4: The operation of the use is likely to result in serious and unreasonable harm to the amenities of neighbouring uses by way of noise pollution from barking dogs. It is considered that these effects could not ever be adequately mitigated, given the scale of the operation (up to 30 dogs), the close proximity of neighbouring residential properties, and the site characteristics being in a tranquil open countryside setting. These effects are contrary to policies GD1 and GD6 of the Bridging Island Plan (adopted March 2022), which seek to protect existing uses from unreasonable loss of amenity.

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