

Classification level

Official.

Freedom of information exemption(s)

Decision summary: None.

Written report: None.

Supporting document(s): None.

Reason for the application of a freedom of information exemption(s)

Decision summary: N/A - There are no exemptions being applied.

Written report: N/A - There are no exemptions being applied.

Supporting document(s): N/A - There are no exemptions being applied.

Data protection

[Data Protection principles](#) have been applied to this Written Report and the Supporting Document(s), if any. The following can be shared with Scrutiny and/or published:

Decision summary: Yes - redaction(s)/pseudonymization is not required.

Written report: Yes - redaction(s)/pseudonymization is not required.

Supporting document(s): Yes - redaction(s)/pseudonymization is not required.

Legal advice

In accordance with the [Ministerial Code](#), its supplementary guidance on [Ministerial Decisions](#), and legal privilege principles: no verbatim legal advice, nor any text alluding to legal advice having been sought, is found in any of the documentation supporting the Ministerial Decision.

Preparatory information**Ministerial decision type:** Determination(s)**Ministerial Office:** Environment**Signatory:** Assistant Minister**Lead department:** Cabinet Office (CABO)**Lead directorate:** Housing, Environment and Placemaking (CABO)

Lead officer:	Head of Place and Spatial Planning
Required for the States Assembly:	No - the document(s) supporting this Ministerial Decision DO NOT require presenting/lodging with the States Assembly.
Children's rights impact Assessment:	A children's rights impact assessment is not required for this type of decision.
Human rights impact Assessment:	A human rights impact assessment is not required as part of this decision.

Planning appeal decision: P/2024/0558 (13, Clos du Ruisseau, La Grande Route de St. Martin, St. Martin)

Introduction

This is a written report to support a Ministerial Decision and is to be read alongside the supporting documents, if any. This report has been prepared by officers and is viewed to be in accordance with the [Ministerial Code](#), supplementary guidance on [Ministerial Decisions](#), appropriate [Freedom of Information exemptions](#), and with consideration of [Data Protection Principles](#).

Supporting documents

Reports to the Minister for the Environment in respect of an appeal under Article 108 of the Planning and Building (Jersey) Law, 2002 against a decision to refuse planning permission (P/2024/0558) at 13, Clos du Ruisseau, La Grande Route de St. Martin, St. Martin dated 14 February 2025 and 29 May 2025 by Sue Bell MSc., BSc, FCIEEM, CEcol, CWEM

Reason for the decision

Following an appeal against the refusal of planning permission for the conversion and extension of an existing garage to form a three- bed dwelling, together with the creation of a new vehicular access on to La Rue du Sergent at 13, Clos du Ruisseau, La Grande Route de St. Martin, St. Martin, Sue Bell was appointed as the independent planning inspector to consider the appeal, including all plans and documentation associated with it.

The inspector visited the site and surroundings and considered written representations before preparing and submitting a report for the Minister's consideration.

In this case, as the development was in the Parish of St Martin and the Minister was conflicted, the matter has been dealt with by the Assistant Minister.

Having considered the inspector's initial report, the Assistant Minister requested the inspector to consider a further matter of policy and referred the matter back. The inspector subsequently submitted a supplementary report.

The Assistant Minister has given full consideration to both of the inspector's reports and to the material factors referred to in them and is required, under Article 116 of the Planning and Building (Jersey) Law, 2002, to determine the appeal, and in so doing to give effect to the inspector's recommendation unless the Assistant Minister is satisfied that there are reasons not to do so.

Recommendation

It is recommended that the appeal should be allowed, and that planning permission should be granted, subject to the conditions specified in the inspector's report.

Action required if the recommendation is adopted

The Ministerial Office to advise the Judicial Greffe of the decision.

Resource implications

There are no new financial and/or human resource implications arising from this decision

Conflict of interest

The decision-maker does not have an actual or perceived conflict of interest as relates to this decision as the Minister for the Environment, who's constituency includes the Parish of St Martin, has delegated this decision to the Assistant Minister, who's constituency does not.