


Decision Summary

Housing Department

Ministerial Decision

Decision Reference: MD-H-2013-0046			
Decision Summary Title (File Name):	DS – To approve the scheme to build 23 No. flats on the former Le Coin Site	Date of Decision Summary:	20th June 2013
Decision Summary Author:	Capital Projects Officer	Decision Summary: Public or Exempt? (State clauses from Code of Practice booklet)	Public
Type of Report: Oral or Written?	Written	Person Giving Oral Report:	N/A
Written Report Title (File Name):	WR- To approve the scheme to build 23 No. flats on the former Le Coin Site	Date of Written Report:	20th June 2013
Written Report Author:	Capital Projects Officer	Written Report : Public or Exempt? (State clauses from Code of Practice booklet)	Public
Subject: Approval of scheme to build 23 No. flats on the former Le Coin Site			
Decision(s): The Minister; <ul style="list-style-type: none"> Approved the scheme as set out in permit P/2012/1656 dated 4th June 2013 and drawings numbered 101 Rev P2; 102 Rev P2; 103 Rev P2; 104 Rev P2; 105 Rev P2; 106 Rev P2; 108 Rev P3; 109 Rev P2 and 110 Rev P2 Requested that the Minister for Treasury and Resources similarly agree and authorise the scheme in accordance with permit numbers listed above 			
Reason(s) for Decision: To comply with the requirements of the States Standing Order 168(2).			
Resource Implications: No financial implications other than those set out in the attached report. No manpower implications.			
Action required: Director of Operations to oversee the process of obtaining the approval from the Minister for Treasury and Resources under States Standing Order 168.			
Signature: 		Position: HOUSING MINISTER	
Date Signed: 21/06/2013		Date of Decision (If different from Date Signed):	

**REPORT TO THE HOUSING MINISTER
TO APPROVE THE SCHEME TO BUILD 23 No
FLATS ON THE FORMER LE COIN SITE**

Background

The Minister will recall that on the 19th October 2012, he approved the scheme for the development of 23 flats comprising a mix of one, one and a half, two and three bedroom flats within the former Le Coin Site, Ann Street, St. Helier (as set out in MD-H-2012-0092) copy attached at annex a and;

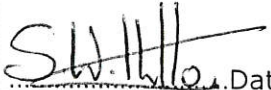


- Endorsed the Feasibility Study proposals as set out in the drawings as set out in the Written Report.
- Authorised the Design Team to submit drawings for Planning and Bye-Law application for the development of the former Le Coin site, Charles St, St Helier.
- Authorised the Design Team to prepare detailed drawings, specifications, Bills of Quantities and tender documents.
- Approved the budget transfer of £250,186 from HYR000 to HYR065 – former Le Coin Development, Charles St, St Helier.

The Design team, lead by the architects from Axis Mason, submitted a modified Planning application and Planning approval has now been granted to build 23 flats comprising 7 No. one bedroom units, 14 No. two bedroom units and 2 No. three bedroom units within the former Le Coin Site, permit number P/2012/1656 refers. A copy of the permit and drawings numbered, 101 Rev P2; 102 Rev P2; 103 Rev P2; 104 Rev P2; 105 Rev P2; 106 Rev P2; 108 Rev P3; 109 Rev P2 and 110 Rev P2 are attached at annex b hereto for the Minister to approve. A Building permit for the scheme has also been approved.

Recommendation

That the Minister:

- Approve the scheme as set out in permit number P/2012/1656 dated 4th June 2013 and drawings numbered 101 Rev P2; 102 Rev P2; 103 Rev P2; 104 Rev P2; 105 Rev P2; 106 Rev P2; 108 Rev P3; 109 Rev P2 and 110 Rev P2
- Request that the Minister for Treasury & Resources similarly agree and authorise the scheme in accordance with permit numbers listed above

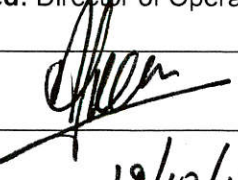
Housing Department	Jersey Property Holdings
Report Prepared By: Stuart Hutton Capital Projects Officer  Date: 20/6/2013	
Report Checked By: J C Hamon Finance Director  Date: 20/6/2013	Endorsed By: Amy Ferbrache Principal Surveyor - Estates Management Date: 2013
Report Approved By: Mike Porter Director of Operations  Date: 20/6/2013	Authorised By: Director/Assistant Director of JPH Date: 2013

Annex a

Decision Summary

Housing Department

Ministerial Decision

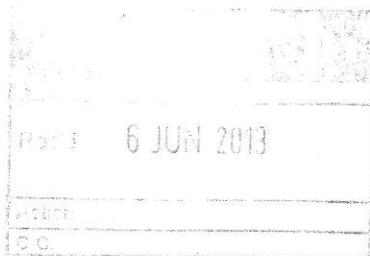
Decision Reference: MD-H-2012-0092			
Decision Summary Title (File Name):	DS – Approval of the scheme for the development of the former Le Coin Site, Charles St, St Helier	Date of Decision Summary:	16 th Oct 2012
Decision Summary Author:	Asset Management Officer	Decision Summary: Public or Exempt? (State clauses from Code of Practice booklet)	Public
Type of Report: Oral or Written?	Written	Person Giving Oral Report:	N/A
Written Report Title (File Name):	DS – Approval of the scheme for the development of the former Le Coin Site, Charles St, St Helier	Date of Written Report:	16 th Oct 2012
Written Report Author:	Asset Management Officer	Written Report : Public or Exempt? (State clauses from Code of Practice booklet)	Exempt – Clause 3.2.1(a)(x)
Subject: Approval of the scheme for the development of the former Le Coin Site, Charles St, St Helier			
Decision(s): The Minister; <ol style="list-style-type: none">1. Endorsed the Feasibility Study proposals as set out in the drawings as set out in the Written Report.2. Authorised the Design Team to submit drawings for Planning and Bye-Law application for the development of the former Le Coin site, Charles St, St Helier.3. Authorised the Design Team to prepare detailed drawings, specifications, Bills of Quantities and tender documents.4. Approved the budget transfer of £250,186 from HYR000 to HYR065 – former Le Coin Development, Charles St, St Helier.			
Reason(s) for Decision: To approve the scheme in accordance with Financial Direction 5.6, sub-clause 5.6.20			
Resource Implications: Costs to tender stage c. £250,186 in HYR065			
Action required: Director of Operations to instruct the Design Team accordingly.			
Signature: 	Position: HOUSING MINISTER		
Date Signed: 19/10/12	Date of Decision (If different from Date Signed):		

Annex b

Department of the Environment
Planning & Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax: +44 (0) 1534 445528



4 June 2013



Axis Mason Limited
3 Mulcaster Street
St Helier
Jersey JE2 3NJ

Planning Application Number P/2012/1656

Dear Sir/Madam

Application Address:	Le Coin, Ann Street, St. Helier, JE2 4SE.
Description of Work:	Construct 23 No social rented apartments and associated parking.

Please find enclosed notice of The Minister for Planning & Environment's decision regarding the above application.

Please note that the Conditions imposed on the Notice are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Minister for Planning and Environment as soon as possible.

Failure to comply with the attached Conditions may result in the Minister for Planning and Environment instigating Enforcement Action.

Yours faithfully

A handwritten signature in black ink, appearing to read "J Nicholson".

John Nicholson BA(Hons) BPL MRTPI
Principal Planner, Development Control
Department of the Environment, South Hill, St. Helier, Jersey, JE2 4US
t: 01534 448411 f: 01534 445528 e: j.nicholson@gov.je www.gov.je/Planning/

Encl.

Planning Application Number P/2012/1656

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. In accordance with Article 24(i) of the Law the grant of this permission enures (except insofar as the permission otherwise provides) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

The development stated below may also require Building consent under Article 34, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407 who will be pleased to help.

The Minister for Planning & Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

Construct 23 No social rented apartments and associated parking.

To be carried out at:

Le Coin, Ann Street, St. Helier, JE2 4SE.

PLEASE NOTE

This decision is purely permissive and in no way absolves the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

Subject to compliance with the following conditions and approved plan(s):

Standard Condition

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/1656

- A. If the development hereby permitted has not commenced within five years of the decision date, this permission shall cease to be valid.

Reason: The Minister for Planning & Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

Condition(s):

1. The social rented dwelling units hereby permitted shall be retained, sold or transferred to a social housing landlord, approved for that purpose by the Minister for Housing for rental to persons meeting the required qualifications for allocation through the 'Affordable Housing Gateway'
2. Prior to the commencement of development a Demolition / Construction Environmental Management Plan shall be submitted to and agreed in writing by the Minister for Planning and Environment which shall thereafter be implemented in full until the completion of the development. The Plan shall include an implementation programme of mitigation measures to minimise any adverse effects of the proposal, and shall include:
 - A. A demonstration of best practice in relation to noise and vibration control; and control of dust and emissions;
 - B. Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
 - C. Specified hours of working (to include that work resulting in noise being heard outside the application boundary occurs only between 8am and 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no noisy working outside these times, and no noisy work on Bank or Public Holidays).
 - D. Details of any proposed crushing / sorting of waste material on site;
3. Notwithstanding the submitted information, prior to the commencement of the development a scheme setting out the allocation of the car parking spaces and cycle storage spaces to individual apartments shall be submitted to and approved in writing by the Minister for Planning and Environment, to be implemented in full prior to first occupation and maintained in perpetuity thereafter. For the avoidance of doubt, there shall be no car parking by commuters or non-residents other than persons visiting residents. Car parking shall not to be sub-let or reassigned to non-residents of the development.

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Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/1656

4. Prior to first occupation of the development hereby permitted the visibility lines must be provided in accordance with the approved drawings. Everything within the visibility sight lines, including gates, walls, railings and plant growth is to be permanently restricted in height to 900mm above road level.

5. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Minister for Planning and Environment, a scheme of hard and soft landscaping, to include the roofs. The landscape scheme shall provide details of the following;

- i) the position of all new trees and/or shrubs, this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them;
- ii) other landscape treatments to be carried out or features to be created, for example, hard surfacing treatments, or means of enclosure;
- iii) the arrangements to be made for the maintenance of the landscaped areas.

6. All planting and other operations comprised in the landscape scheme hereby approved shall be completed prior to first occupation of any element of the development.

7. Notwithstanding the indications on the approved plans, prior to the commencement of the development full details (including samples) of all external materials to be used to construct the development shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented prior to first occupation and maintained in perpetuity. For the avoidance of doubt the details will need to include the coloured glazed brickwork to the corner, the shutters to the car park entrance and bin store, the roadside railings and the capping to the stair tower.

8. Prior to the commencement of the development of the above-basement superstructure for any of the Blocks, a scheme for the provision of non-terrestrial television to the whole of the development shall be submitted to and approved in writing by the Minister for Planning and Environment, to be thereafter implemented in full prior to first occupation.

9. Prior to the commencement of development a package of environmental enhancements shall be submitted to and approved in writing by the Minister for Planning and Environment, to be thereafter implemented prior to first occupation and retained in perpetuity. The package shall include in-sink food

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Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/1656

waste disposal units to produce communally collected compostable food waste and rainwater harvesting for the irrigation and watering of landscaped areas.

Reason(s):

1. In the interests of securing Category A Housing, as required by Policy H1 of the Jersey Island Plan 2011.
2. In the interests of protecting the amenities of the area generally and to accord with Policy GD1 of the Jersey Island Plan 2011.
3. For the avoidance of doubt and to ensure adequate car parking in accordance with Policy GD1 of the Jersey Island Plan 2011.
4. In the interests of delivering suitable vehicle and infrastructure, in accordance with Policy GD1 of the Jersey Island Plan 2011.
5. To ensure that before development proceeds provision is made for a landscaping regime that will enhance the appearance of the development and to ensure a high quality of design in accordance with Policies SP7 and GD7 of the Jersey Island Plan 2011.
6. To ensure the benefits of the landscape scheme are not delayed, in the interests of the amenities of the area and to ensure a high quality of design in accordance with Policies SP7 and GD7 of the Jersey Island Plan 2011.
7. To ensure a high quality of design and in accordance with Policies SP7 and GD7 of the Jersey Island Plan 2011.
8. To ensure a high quality of design and in accordance with Policies SP7 and GD7 of the Jersey Island Plan 2011.
9. In the interests of sustainable development, the reduction of waste and the delivery of adequate environmental infrastructure, in accordance with Policies SP2, GD1, NR2, NR7 and , WM1 of the Jersey Island Plan 2011.

FOR YOUR INFORMATION:

The approved plans can be viewed on the Planning Register at www.gov.je/planning

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Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/1656

The following plan(s) has/have been approved.

Location Plan 2425 001
Ground Floor Plan 2556-101 P2
First Floor Plan 2556-102 P2
Second Floor Plan 2556-103 P2
Third Floor Plan 2556-104 P2
Fourth Floor Plan 2556-105 P2
Fifth Floor Plan 2556-106 P1
Section A-A & B-B 2556-108 P3
Section C-C & D-D 2556-109 P2
Section E-E & F-F 2556-110 P2
Landscape Plan Ground Floor 2556-900 P1
Landscape Plan First Floor 2556-901 P1
Landscape Plan Fourth Floor 2556-902 P1

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

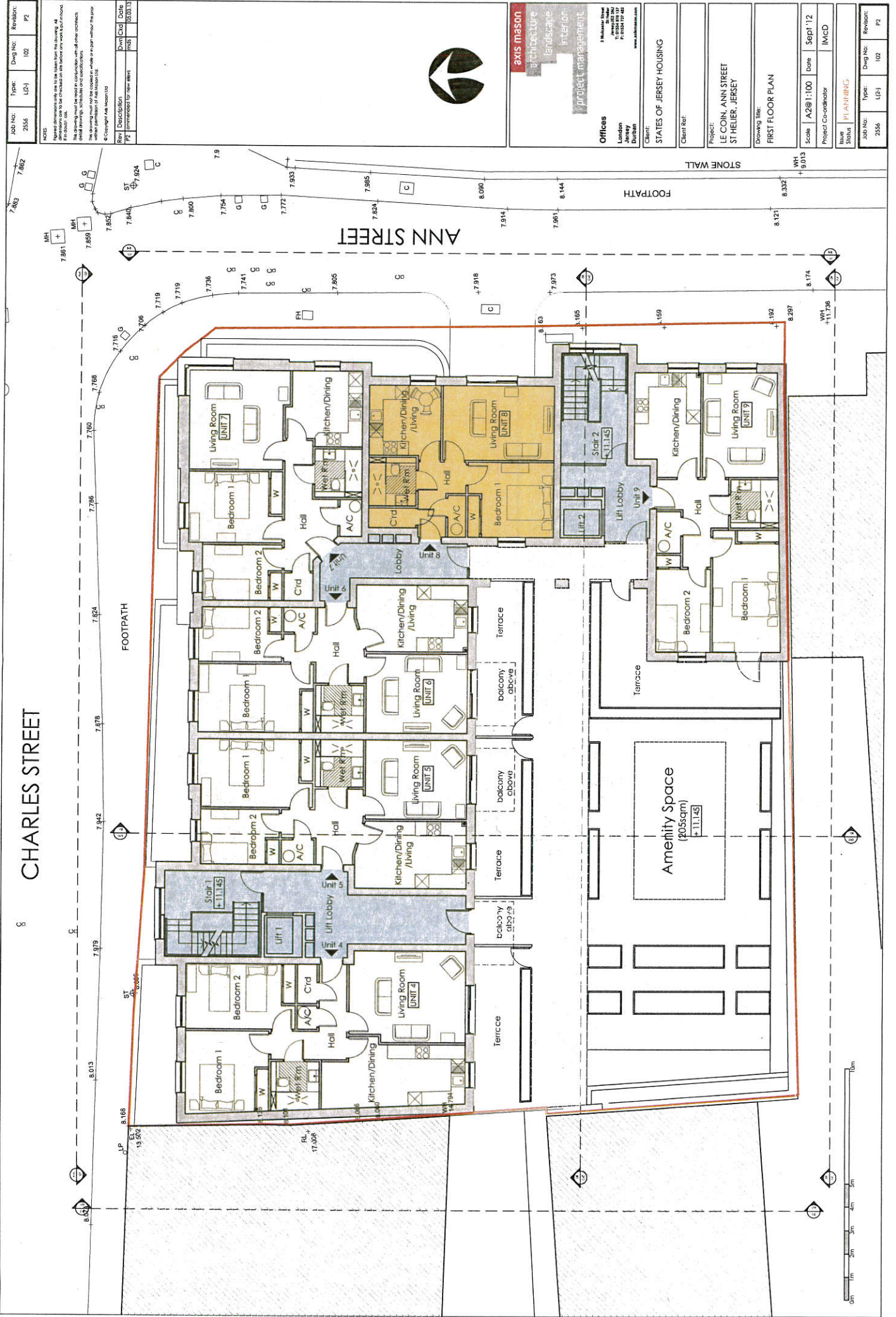
31/05/2013



Signed for Director

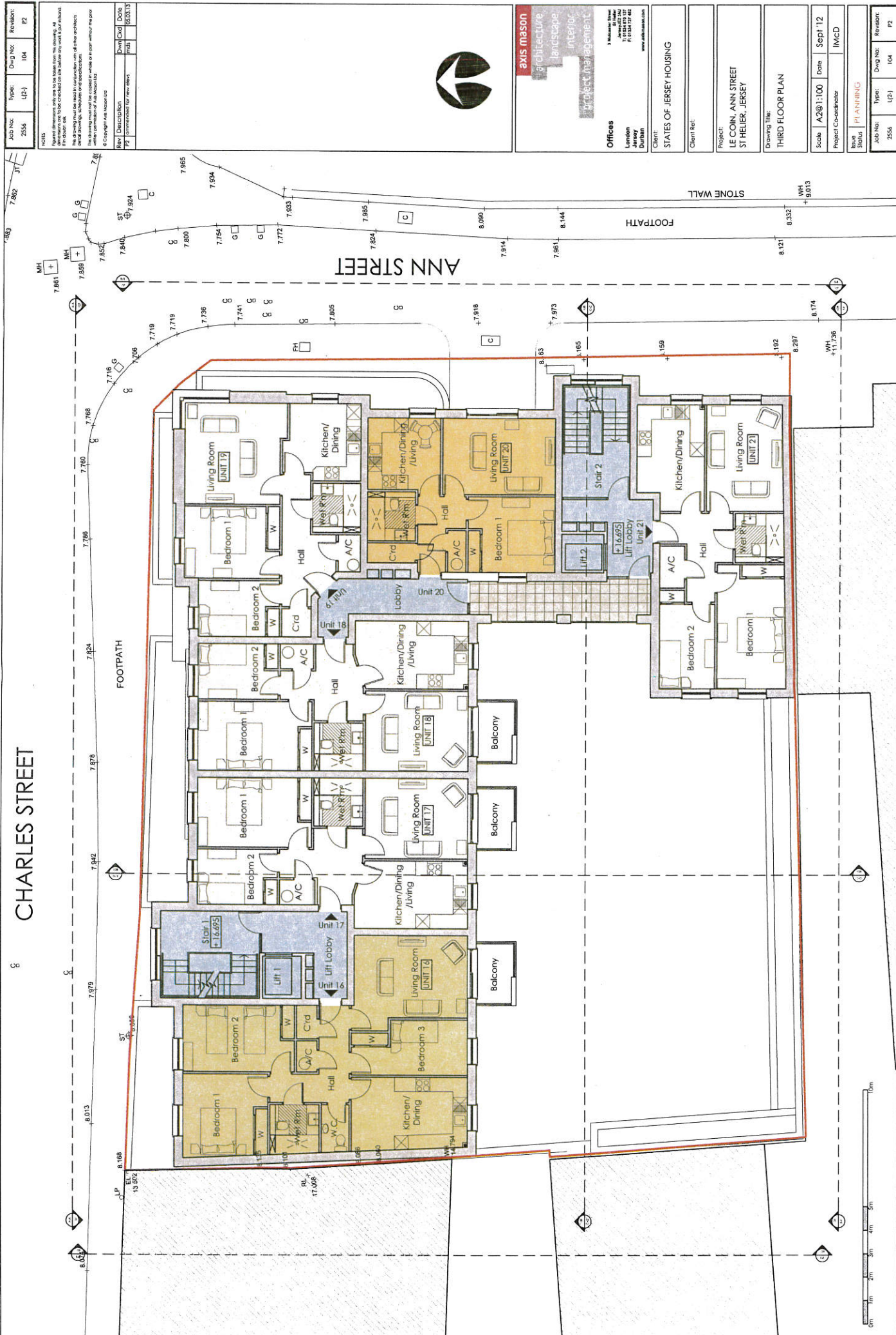
APPROVED

CHARLES STREET





CHARLES STREET



axis mason
architecture
landscape
interior
project management

Offices
London
Jersey
Durham

Client:
STATES OF JERSEY HOUSING

Client Ref:

Project:
LE COIN, ANN STREET
ST HELENS, JERSEY

Drawing Title:
THIRD FLOOR PLAN

Scale: A280 1:100

Date: Sept '12

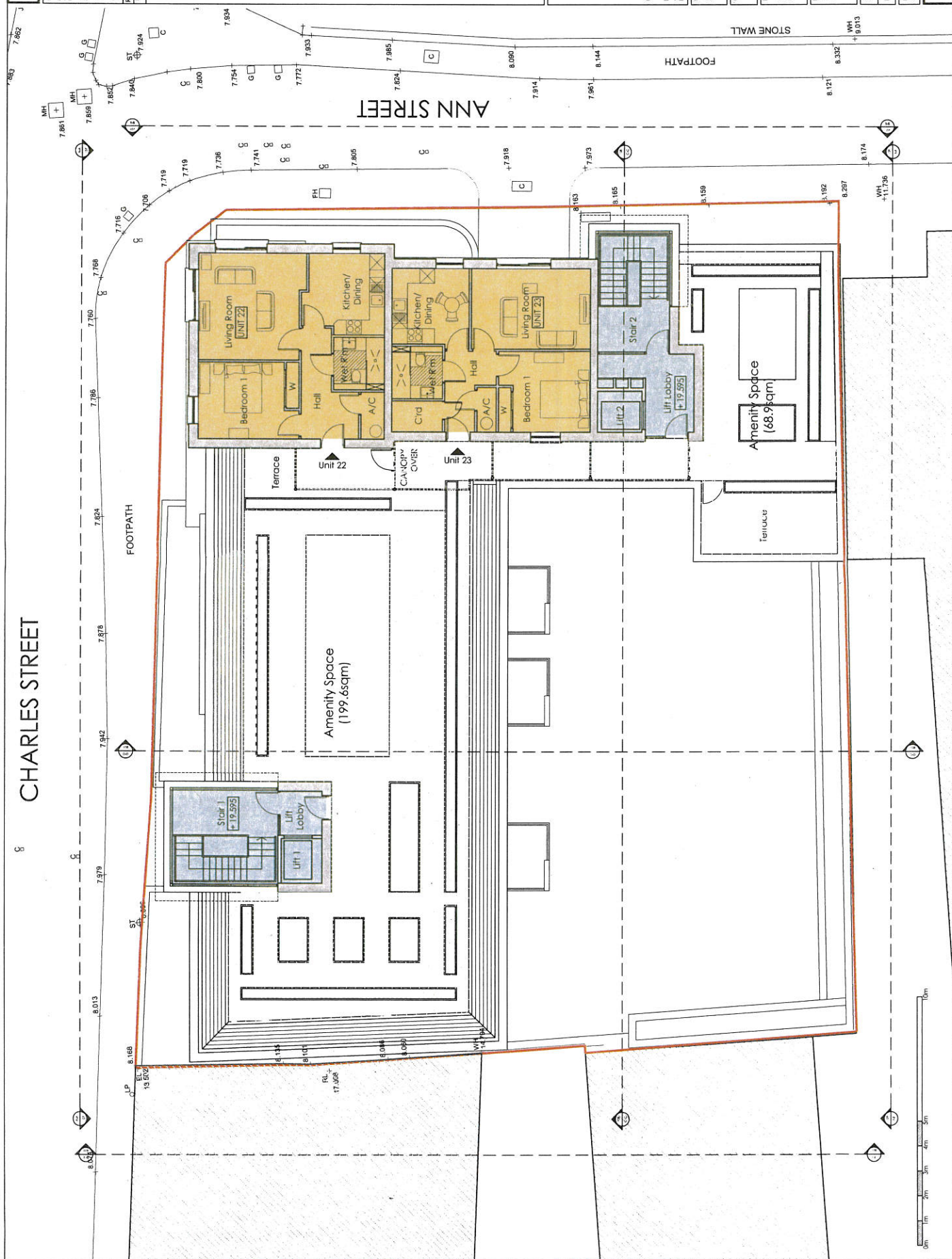
Project Coordinator: IMcD

Drawn By: PLANNING

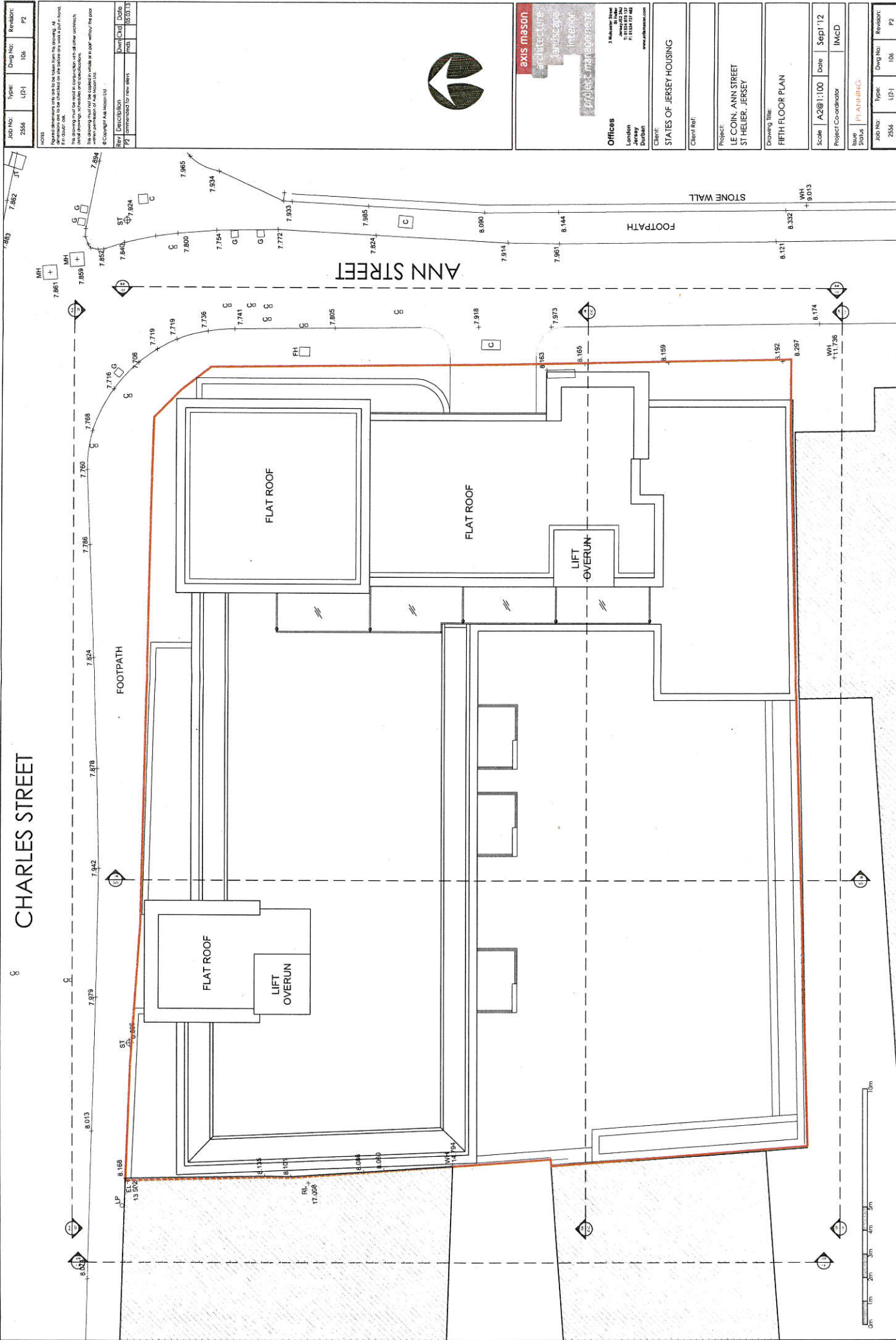
Job No: 2556

Type: L21

Revision: P2



CHARLES STREET



JOB No.	Type	Dwg No.	Revision
2556	LP3	108	P3

NOTES
 1. Please refer to the site plan for the location of the building on the site.
 2. The building is to be constructed in accordance with the following specifications:
 3. The building is to be constructed in accordance with the following specifications:
 4. The building is to be constructed in accordance with the following specifications:
 5. The building is to be constructed in accordance with the following specifications:
 6. The building is to be constructed in accordance with the following specifications:
 7. The building is to be constructed in accordance with the following specifications:
 8. The building is to be constructed in accordance with the following specifications:

Rev.	Description	Drawn	Check	Date
P1	Initial design	mm	mm	05.03.12
P2	Revised design	mm	mm	10.03.12
P3	Final design	mm	mm	10.03.12

1. painted render
 2. PPC aluminium windows
 3. PPC aluminium framed glazing
 4. standing seam metal cladding
 5. glazed brick
 6. coloured glass
 7. metal clad overhang

axis mason
 architecture
 landscape
 interior
 project management

Offices
 London
 Jersey
 Bristol

Client:
 STATES OF JERSEY HOUSING

Client Ref:

Project:
 LE COIN, ANN STREET
 ST HELIER, JERSEY

Drawing Title:
 SECTION A-A & B-B

Scale: A1 @ 1:100 Date: Sep 12
 Project Co-ordinator: IMCD

Drawn By: PLANNING

JOB No.	Type	Dwg No.	Revision
2556	LP3	108	P3



SECTION B-B



SECTION A-A

Job No:	2556	Type:	LPJ	Dwg No:	109	Revision:	P2
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NOTES:
 1. All dimensions are to be taken from the drawing.
 2. All dimensions are to be taken from the drawing.
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 5. All dimensions are to be taken from the drawing.
 6. All dimensions are to be taken from the drawing.
 7. All dimensions are to be taken from the drawing.
 8. All dimensions are to be taken from the drawing.

Rev	Description	Dwn/Clad	Date
P1	Revisions as designed	mo.	10.04.13

1. pointed render
2. PFC aluminium windows
3. PFC aluminium framed glazing
4. standing seam metal cladding
5. glazed brick
6. coloured glass
7. metal clad overhang
8. PC aluminium clad panel

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 architecture
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 interior
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13 Malvern Street
 London SE1 1JL
 Tel: 020 7 810 1111
 Fax: 020 7 810 1112
 www.axismason.com

Offices
 London
 Jersey
 Brighton

Client:
 STATES OF JERSEY HOUSING

Client Ref:

Project:
 LE COIN, ANN STREET
 ST HELIER, JERSEY

Drawing Title:
 SECTION C-C & D-D

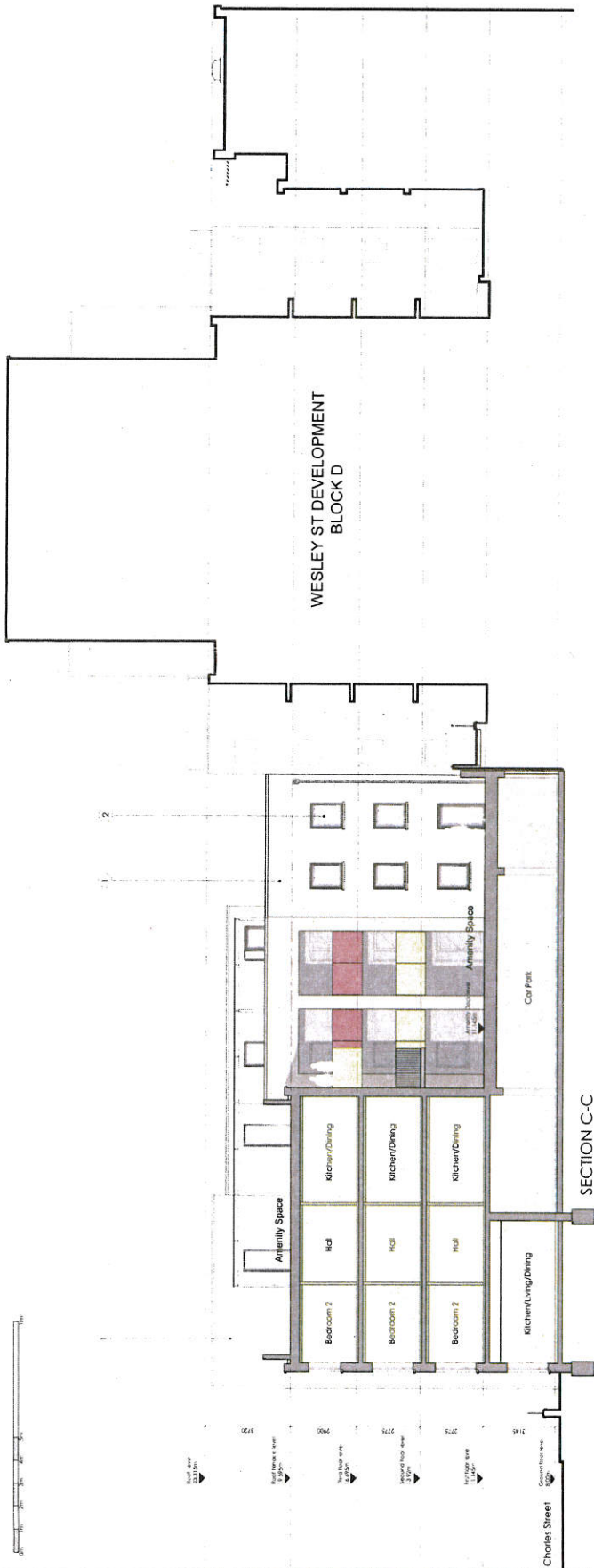
Scale:
 A1 @ 1:100

Date:
 Sep 12

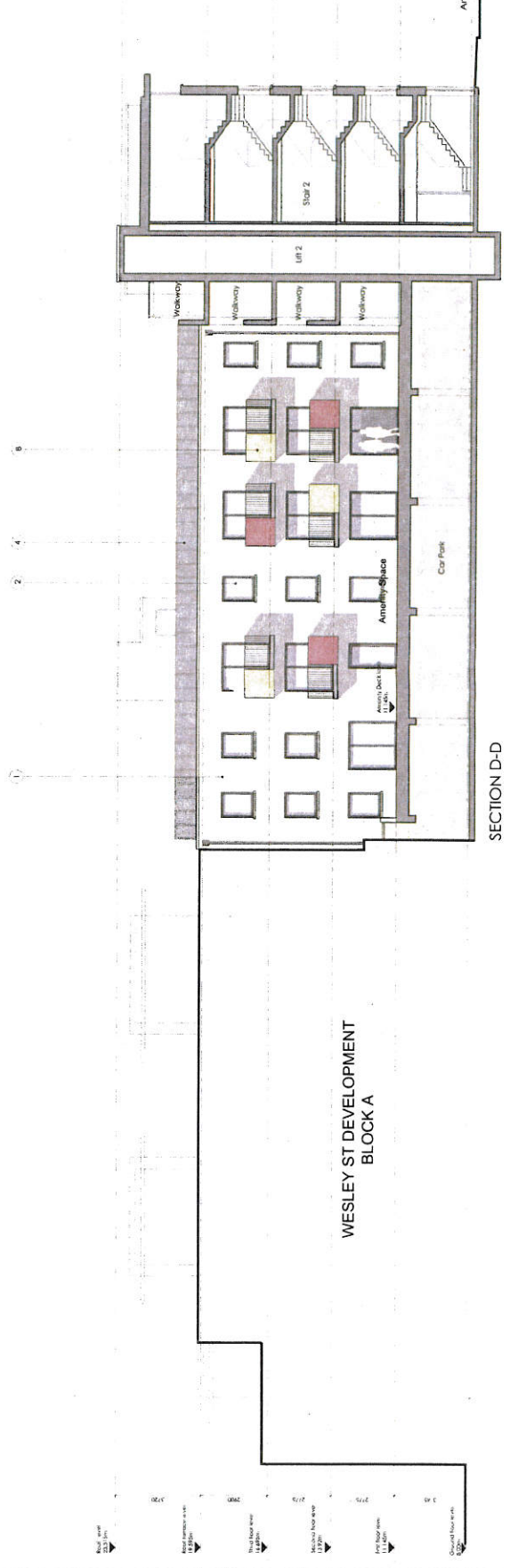
Project Co-ordinator:
 IMCD

Stage:
 PLANNING

Job No:	2556	Type:	LPJ	Dwg No:	109	Revision:	P2
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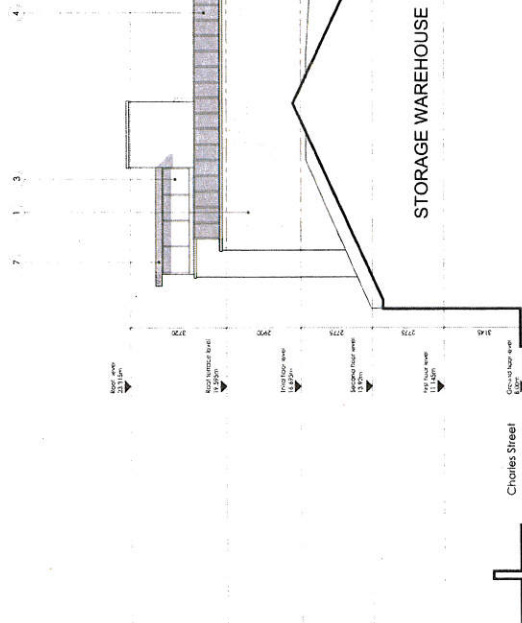
SECTION C-C



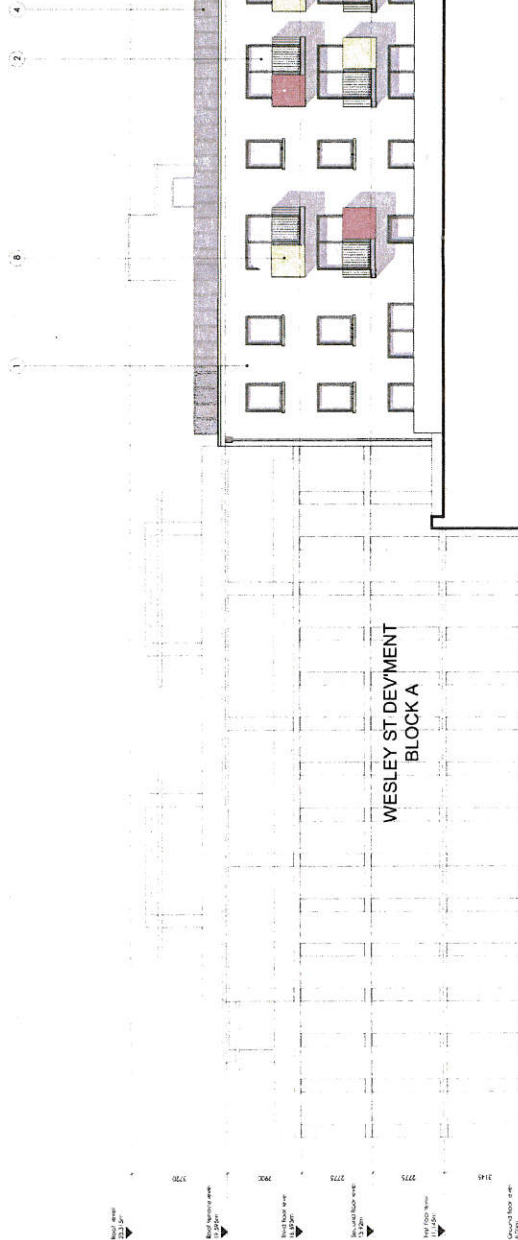
SECTION D-D

WESLEY ST DEVELOPMENT
 BLOCK A

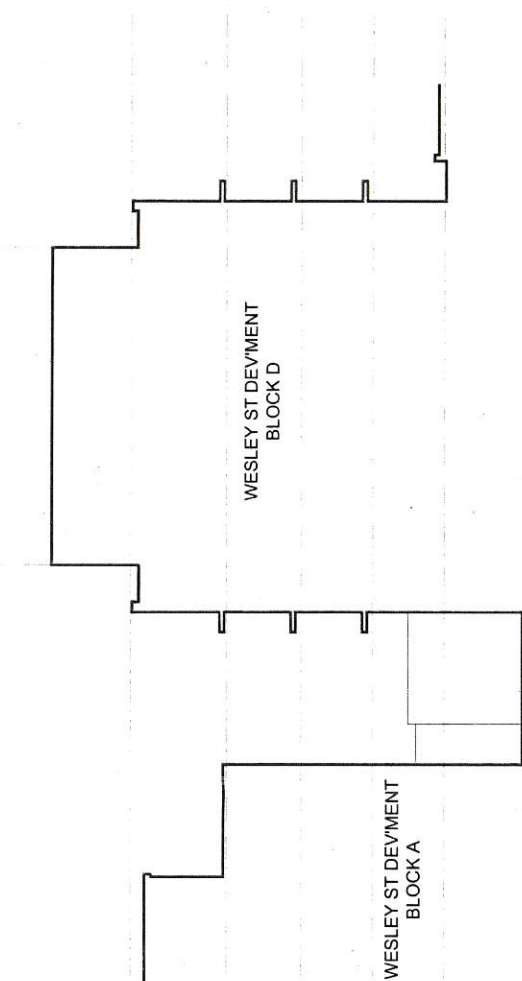
WESLEY ST DEVELOPMENT
 BLOCK D



Charles Street



SECTION F-F



SECTION E-E



SECTION F-F

Rev	Description	Drawn mm	Ckd	Date
1	Revisions re design			10.04.13

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Abstract

Figured dimension only are to be taken from the drawing. All dimensions are to be checked on the before any work is put in hand. It is dealer's call.

This drawing must be read in conjunction with all other drawings, detail drawings, schedules and specifications.

This drawing must not be copied in whole or in part without the prior written permission of Any Motion Ltd.

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- | | |
|---|------------------------------|
| 1 | pointed render |
| 2 | PFC aluminium windows |
| 3 | PFC aluminium framed glazing |
| 4 | standing seam metal cladding |
| 5 | glazed brick |
| 6 | coloured glass |
| 7 | metal clod overhang |
| 8 | PC aluminium coloured panel |

axis size

architecture
landscape
interior

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Client:
STATES OF JERSEY HOUSING

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Client Ref:

Project:
LE COIN, ANN STREET
ST HELIER, JERSEY

Drawing Title:

SECTION E-E & F-F

Scale	A1@1:100	Date	Sept '12
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Issue	PLANNING	IMCD
Project Co-ordinator		

Job No:	Type:	Dwg No:	Revision:
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2556	1(2-)	110	P2
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