

Planning Committee Public Meeting

Meeting No: 192

Date: 8 December 2022
Venue: St Paul's Centre, St Helier
Start Time: 09:30

Special Notes:

Members of the public are entitled to attend the meeting to observe.

Item No	Est. Time	Application No, Recommendation & Case Officer	Application Address	Description of Work
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09:30 Section 1 – Decisions Confirmations & POA Amendment

1.1		P/2021/1968 Officer Recommendation: REFUSAL GB1	Broadfields Vinery Les Chanolles de Six Rues St. Lawrence	Demolish 3 no. existing Glasshouses and ancillary structures, and reinstate site to agricultural field. Construct 1 No. 3 Bedroom dwelling to North West of site with various landscaping alterations.
1.2		P/2020/1726 Officer Recommendation: APPROVAL CJ	The Town House Pub and Restaurant 57 New Street St. Helier	Change of use from Class M (Public House) to create 6 no. studio, 12 no. one bed and 8 no. two bed residential units with associated parking. 3D Model available.AMENDED DESCRIPTION: Retention of listed facade, creation of 18no. 1 bed apartments and 2no. 2 bed apartments. Reduction in height of development with increase in bicycle parking provision. AMENDED PLANS RECEIVED.
1.3		P/2022/0749 Officer Recommendation: REFUSAL AE	33 Queen Street St. Helier	Install 2no. retractable awnings to West and South elevations. REVIEW REQUEST of refusal of planning permission
1.4		P/2017/0730 POA - amendment LD	Ann Court Providence Street	Demolish existing dwellings and public house on Ann Street and Providence Street. Construct five blocks comprising of 130 No. one bed and 35 No. two bed residential units with public and residents parking at basement and ground level and four retail units (Class A). ADDITIONAL INFORMATION RECEIVED - Transport and Travel Plan.

09:50 Section 2 – Applications

2.1	09:50	P/2022/1095 Officer Recommendation: APPROVAL WJ	Fields No. C210, C213 C214 and C221 La Rue du Moulin a Vent St. Clement	Construction of a temporary renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with substation, inverter/transformer stations, grid connection infrastructure, grid cable route, site accesses, security measures, other ancillary infrastructure and landscaping and biodiversity enhancements. Maintain agricultural use of the fields.
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2.2		MS/2021/0473 Officer Recommendation: APPROVAL BJ	The Line-up La Grande Route des Mielles St. Peter	Install 1 no. extendable shipping container to North of The Line-up to create a surf school / shop.
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11:00 – 11:15 COFFEE

2.3	11:15	P/2021/1977 Officer Recommendation: APPROVAL LD	Samuel Le Riche House Plat Douet Road St. Saviour	Demolish existing buildings on site including Arzl House, Canning Court, Samuel Le Riche House and warehouse. Construct: 2 no. blocks consisting of 18 no. one bed and 48 no. two bed residential units; dementia care village comprising 3 no. blocks and consisting of 10 no. independent living units for dementia care, 57 bed dementia nursing care facility, 6 no. one bed and 2 no. two bed staff accommodation units; all with associated under podium parking. Alter existing vehicular access onto Plat Douet Road and access road between proposed development and Waitrose and widen existing footpath at Plat Douet Road. Construct substation to South West elevation. Various landscaping alterations. 3D Model Available.
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2.4		P/2022/0388 Officer Recommendation: REFUSAL JD2	31-41 Broad Street and 19-29 Commercial Street Commercial Street Commercial Street St. Helier	Demolish existing buildings at 31-41 Broad Street and 19-29 Commercial Street. Construct 137no. 1 bed, 96no. 2 bed and 5no. 3 bed residential units. Construct 103 room Aparthotel with ground floor restaurant, cafes and shops with associated car parking, landscaped public courtyard and pedestrian access link. Restore facades to 35-37 Broad Street. 3D Model available.
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12:45 – 13:15 LUNCH

2.5		P/2022/1044 Officer Recommendation: APPROVAL JD2	Jersey College For Girls Secondary School Le Mont Millais St. Saviour	Change of use of Fields No. S800 and S801 from agricultural to outdoor educational amenity space associated with associated boundary treatment and landscaping.
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2.6		P/2022/1103 Officer Recommendation: APPROVAL JD2	Reaction Physiotherapy Bienvenue La Rue du Froid Vent St. Saviour	Demolish existing Class K - Medical and welfare. Construct 1no. 4 bedroom and 1no. 3 bedroom dwellings with associated landscaping and parking.
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2.7		P/2022/0492 Officer Recommendation: REFUSAL JG3	Ville au Veslet Farm Le Mont Isaac St. Lawrence	Vehicular access alteration to Le Mont Isaac road.
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2.8		P/2022/0882 Officer Recommendation: REFUSAL GV	Field No. MN561B & MN683 La Rue de la Clochette St. Martin	Construct stable block comprising six stables, hay store, tack room and WC. Create permeable visitor parking area. Alter vehicular access on La Rue de la Clochette.
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15:30 Section 3 – Reviews

3.1	15:30	P/2022/0081 Officer Recommendation: REFUSAL GV	Les Deles La Route de Vinchelez St. Ouen	Demolish existing summerhouse and construct pool house to South of site. REVIEW REQUEST of refusal of planning permission
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		Recommendations to raise in accordance with Article 9A	Under Article 9A of the Planning and Building (Jersey) Law 2002, the Planning Applications Committee shall report to the States the Committee's assessment of planning policy and any recommendations it has for its revision.
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Meeting ends 15:45 (estimate)

*****Compliance Update*****