

# Planning Committee Public Meeting

Meeting No: 191

Date: 17 November 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

		To be confirmed at the agenda held on 10 November 2022		
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## 09:40 Section 2 – Applications

2.1	09:40	<a href="#">P/2021/1968</a> Officer Recommendation: <b>REFUSAL</b>  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.
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2.2		<a href="#">P/2022/0259</a> Officer Recommendation: <b>REFUSAL</b>  GB1	Field No. J1065 La Rue du Bechet St. John	RETROSPECTIVE: Change of use of part of Field No. J1065 from agricultural to create dog training enclosure.
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11:00 – 11:15 Coffee break

2.3	11:15	<a href="#">P/2021/1297</a> Officer Recommendation: <b>APPROVAL</b>  LD	Greencourt Green Street St. Helier	Construct 2 no. 3 bed and 1 no. 4 bed dwellings and a block of 1 no. 1 bed and 5 no. 2 bed residential units to West of Greencourt with associated parking and landscape. 3D Model available. AMENDED DESCRIPTION. Design changes to elevations. Site plan and 3D Views. Submission of additional supporting documents. AUGUST 2022 - NEW PROPOSAL SUBMITTED: Restore and refurbish existing Listed Building. Construct a 4-storey apartment block in north-eastern part of the site, to contain 7 no. 2-bedroom units, 2 no. 1-bedroom units, and a roof terrace. Construct a pair of 2-storey semi-detached 3-bedroom houses in southern part of the site. Form parking courtyard between the new buildings with two car ports. Form new vehicle access to the north from adjacent property. Associated landscaping scheme, to include the retention of some existing trees and planting. 3D model updated.
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2.4		<a href="#">P/2022/0136</a> Officer Recommendation: <b>REFUSAL</b>  LD	Field No. O1585 Le Chemin du Moulin St. Ouen	Construct 5.no tourist accommodation yurts with various temporary ancillary support trailers from 1 April to 30 September annually . Temporary change of use of land from Class D Agriculture to Class F Tourism. Create ecological habitat area on part of Field O1585. Various landscaping.
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2.5		<a href="#">P/2022/0802</a> Officer Recommendation: <b>APPROVAL</b>  KA	4 L'Abri Cowdray Drive St. Brelade	Construct porch extension to West elevation and two storey extension to the East elevation. AMENDED PLANS RECEIVED.
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13:15 – 13:45 Lunch break

2.6		<a href="#">P/2022/0343</a> Officer Recommendation: <b>APPROVAL</b>  SDG	Maitland House La Grande Route de St. Clement St. Clement	Demolish existing extension and outbuildings and construct new extension to North Elevation of 2no. existing dwellings. Various internal and external alterations. Construct 3no. three bed dwellings with associated parking and landscaping. Form new vehicular access onto La Rue du Presbytere and close existing site access onto La Grande Route de Saint-Clement. 3D model available. REVISED PLANS REC'D: Reduce ridge height and footprint, omit garages and internal layouts altered to units 3, 4 & 5, reduce hardstanding, replace fences with hedging, construct 3no. car ports, omit FF terrace to unit 1, and elevational alterations.
2.7		<a href="#">P/2022/0219</a> Officer Recommendation: <b>APPROVAL</b>  GV	Chi Chi Boutique La Neuve Route St. Brelade	Demolish existing retail unit and construct two storey structure with retail unit to ground floor and 1 no. 1 bed residential unit to first floor. AMENDED PLANS RECEIVED.
2.8		<a href="#">P/2022/0590</a> Officer Recommendation: <b>APPROVAL</b>  GV	Clifton Care Home Bagatelle Lane St. Saviour	Demolish existing East extension. Construct ground floor garden pavilion extension linked to East elevation. Construct first floor infill extension to North elevation. Construct 2 storey extension to South-East of site. Construct ground floor extension to West wing and a 2nd storey addition over the existing building. Demolish existing and construct new outbuildings to North and South-East of site. Various internal alterations. General Landscaping improvements. AMENDED PLANS RECEIVED.

2.9		<a href="#">P/2020/1726</a> Officer Recommendation: <b>APPROVAL</b>  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.
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### 16:00 Section 3 – Reviews

3.1	16:00	<a href="#">P/2021/1842</a> Officer Recommendation: <b>REFUSAL</b>  PR2	Pinetrees La Rue de Samares St. Clement	Convert and extend existing garage to create 1 No. two bed residential unit. REVIEW REQUEST of refusal of planning permission
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3.2		<a href="#">P/2021/1770</a> Officer Recommendation: <b>REFUSAL</b>  PR2	Pasadena Le Mont Les Vaux St. Brelade	Construct 1 No. two storey 2 No. bed dwelling on cotil to East of Pasadena Cottage. REVIEW REQUEST of refusal of planning permission
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3.3		<a href="#">P/2022/0749</a> Officer Recommendation: <b>REFUSAL</b>  AE	33 Queen Street St. Helier	Install 2no. retractable awnings to West and South elevations. REVIEW REQUEST of refusal of planning permission
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3.4		<a href="#">P/2022/0701</a> Officer Recommendation: <b>REFUSAL</b>  AE	3 Ravenswood Villas Green Street St. Helier	Construct second floor balcony to North elevation. 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 17:00 (estimate)