

30/10/2023



Application Number PA/2023/0228

Dear 

Pre-Application Advice

Application Address: Sand School, Field No. MN494, La Rue des Buttes, St. Martin, Jersey

Description of Work: Proposed new dog day-care centre.

Thank you for your recent enquiry.

Please find below the Planning Department's comments on the proposed development, which have been assessed in relation to consideration of the following:

Submissions accompanying the application:

- E-mail dated 03.04.2023
- Cover letter RG/1577/L1 dated 21.03.2023
- Drawing No. E01 – Location plan
- Drawing No. 1577/SK01, dated 21.03.2023 – Existing site plan
- Drawing No. 1577/SK02, dated 21.03.2023 – Proposed site plan
- Drawing No. 1577/SK03, dated 21,03.2023 – Proposed plans, elevation, and section
- The Barkey Club Ltd. Business Plan

Planning Documents

- Bridging Island Plan (BIP) 2022-2025 – Policies SP2, SP5, PL5, GD1, GD6, NE3, ERE1, ERE2, TT1, TT4, and WER5.
- Residential Parking Standards (2023)
- Disposal of Foul Sewage (2012)
- Landscape and Seascape Character Guidance (2023)
- Access onto the Highway – Standards and Guidance (2019)

Site Description

The application site comprises a sand school, track, and stables including subservient office, storage, and ablution facility set in a generous field along the eastern boundary of La Rue des Buttes, approximately 210.0m from its junction with Le Grande Route de St Martin. The property is located within the St Martin countryside and is not listed.

Proposal

Pre-application advice is sought to use the field for a dog daycare centre.

Planning History

- P/2021/0860 –
Demolish existing and construct stables and machine room to South-East of site (withdrawn 14.09.2022).
- P/2016/0009 –
Construct store, tack room and office to North of field with hardstanding for race horse training and livery business. Change of use of sand school to use by race horse training and livery business. Construct reservoir to South of field. AMENDED PLANS: Amended details including Visibility Splays and removal of Reservoir and Manure Heap. Planning and Design Statement re-published (approved 19.05.2016).
- P/2015/0558 –
Construct stable block and sand school. AMENDED DESCRIPTION: Construct 20 No. stable blocks, 1 No. workshop, 1 No. hay store, 1 No. tack room and 1 No. office. Construct sand school. Create area for staff parking/trailers. 3D Model Available (withdrawn 06.07.2015).

Development Proposal Considerations

Following the advice given under pre-application reference number PA/2022/0636, you have submitted the documents set out above for further consideration.

Whilst locating an outdoor use such a dog training centre within the green zone could be an acceptable use of land, you will need to provide further information to justify the loss of agricultural land having regard to the exception tests set out in Policy ERE1 of the Bridging Plan.

With regard to the erection of new buildings, as you know, there is very strong policy protection for the open and rural character of the countryside, as exists at this site. There are no relevant policy exceptions for the establishment of a commercial business and therefore this aspect of the business should focus on re-using existing buildings. Although ERE2 of the Bridging Plan supports rural diversification, there are significant tests including those that do not offer support for the erection of new buildings.

Noise and traffic are likely concerns that would arise during the planning process. It is noted parking for 13 cars would be provided on a new hoggin area. It is considered that this would also be harmful to the rural character of the site.

Conclusion

In summary, whilst the use of the land for a dog training or daycare centre may be acceptable, no case for erection of new buildings in the green zone could be formulated.

This letter concludes the pre-application reference PA/2023/0228. I hope the advice is useful to you, however I am sure you will appreciate that because it is given by an officer and without prejudice, it does not represent a formal decision of the Planning Department. If you wish to receive such a formal determination you will need to make an application for planning permission. You should be aware that if you make such an application the Planning Department would not be restricted by the advice in this letter when it makes its decision.

This letter relates to planning matters only and you are reminded of the need to ensure that you have all other necessary consents, including planning permissions, before proceeding with any form of development on site.

Yours sincerely,

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Planning Officer | Development Control

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The content of this correspondence and any other advice from an Officer or the Department is given in good faith, but **without prejudice** to the formal consideration of planning matters and any future decision. These decisions include, but are not limited to, formal planning applications. In all cases, formal decisions are subject to the full planning process, which may include public and statutory consultation. Consequently, the final decision on any planning matter may not reflect the initial advice given. The purchaser and/or vendor of a property transaction should not rely upon any such informal advice.