

Business Office

From: [redacted] **Business manager**
Sent: 29 June 2015 21:03
To: [redacted] **Planner**
Cc: [redacted] **Business Manage**
Subject: FW: Internal Review of FOI request 202-03-58128

Hi [redacted] **Planner**

Further to the email below can you please confirm if you hold any documents re Sierra Madre that are not stored in I@W?

Thanks

[redacted] | **Business Manager | Department of the Environment**
Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US
T: +44 (0)1534 [redacted] | F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je |
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Working for a better environment

Be ECO-ACTIVE, Please don't print this e-mail unless you really need to

From: [redacted] **Business manager**
Sent: 29 June 2015 21:00
To: [redacted] **Applications manager**
Cc: [redacted] **Business manager**
Subject: Internal Review of FOI request 202-03-58128

Business office

Hi [redacted]
We have received a 'internal review' request re FOI request 202-03-58128 (responded to on 9 March 2015).

The original request was:

Sierra Madre (P/2014/1936, P/2012/1527 and P/2011/0493)

1. all correspondence, telephone notes and meeting notes between the department and the applicant and/or their representatives in respect of this application and previous applications on this site.
2. Copies of all internal meeting notes and or discussion notes in respect Of this application and historical applications on this site,
3. Copies of all consultations the department have made along with any associated correspondence, in relation to this application and historical applications on this site.

In particular, the applicant has stated "Further to my application for the release of documents under the freedom of information act, below, I was provided with numerous emails, but no other documentation. A number of these emails referred to meetings between planning officers and the architects of this development, but no meeting notes were provided despite me specifically requesting them. Please can I have all of the documentation requested below as requested and is required under freedom of information. My details are provided on the below original request. If no notes were made at these meetings/ telephone conversations please can I have an explanation as to why these meetings are unrecorded?"

Business office

In line with our FOI process can you please review with [redacted] the information we copied (before redaction and exemptions) in response to this request against the records we hold and confirm if any records were omitted.

I will send an email to [redacted] and [redacted] and ask them to confirm all the records they hold in relation to Sierra Madre are stored in I@W)

Planner


Director of Planning

If possible, please can you come back to me by the end of this week.

Regards

 **Business Manager | Department of the Environment**
Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US
T: +44 (0)1534  | **F:** +44 (0)1534 445528 | **E:**  | **W:** www.gov.je |
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Applications Manager

From: [redacted] Planner
Sent: 25 June 2015 09:56
To: [redacted]
Subject: RE: FOI Request 202-03-69115

There are no meeting notes associated with the current (pending) application – this came in ‘cold’ so to speak, following the previous application, without any further discussions between the applicants and the department.

The only meeting notes from previous applications are usually the email follow-ups which I believe [redacted] ^{APPLICANT} has already had sight of.

Thanks

Planner | Department of the Environment

Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)1534 [redacted] F: +44 (0)1534 445528 | E: [redacted] W: www.gov.je | Twitter: [follow](#)



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From: [redacted] Applications Manager
Sent: 25 June 2015 09:48
To: [redacted] Planner
Subject: FW: FOI Request 202-03-69115

Do you have any meeting notes as per request below?

Thanks

Applications Manager | Department of the Environment

Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)153 [redacted] | E: [redacted] | W: www.gov.ie |

<< OLE Object: Picture (Device Independent Bitmap) >>

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From: [redacted] *Business office*
Sent: 24 June 2015 11:46
To: [redacted] *Applications manager*
Cc: [redacted] *Business manager*
Subject: FOI Request 202-03-69115

Hi [redacted] ←

We have had the following request come in this morning:-

please can you provide me with copies of the plans for all of the historical applications on this site from 2011 onwards as well as any further correspondence, including meeting notes, for application p/2015/0502 - Sierra Madre

I have found the following 3 applications and put notes in red
plans

P/2011/0493 - Refused (File with [redacted]) I have spoken to the FOI Team and we do not need to supply copies of plans as they can simply ask to see the plans from file P/2011/0493 and pay £5.62 for copies to be scanned to them.

Can you check the file to see what other correspondence we can

release.

P/2012/1527 - Withdrawn Can view plans and other documentation on website

P/2014/1936 - Withdrawn Plans not on website (Not sure what we do about this one)

P/2015/0502 Pending Application Can View on website . Have asked Law Offices to call me back on advice for this one as it's a pending application and if we have any meeting notes etc. should we release them at this stage.

plans

Can you please check with [redacted] if [redacted] has any meeting notes / emails with regards to this application and also any officers who may have dealt with the other 3 applications.


IMPORTANT NOTICE





We have been asked by the FOI unit to record how long each FOI request takes to compile so can I please ask you to fill in the sheet attached.

[redacted]

I would be grateful if you could send the information requested by the close of play Tuesday 30th June 2015.

Kind regards


 **Business Officer**
Department of the Environment

 : +44 1534   : +44 1534 445528 | 

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Applications Manager

From: [Redacted] Planne
Sent: 25 June 2015 10:04
To: [Redacted]
Subject: Sierra Madre

I've found the below email chain which shows the lead up to the current application submission.

Planne

From: [Redacted] Agent
Sent: 24 March 2015 12:14
To: [Redacted] Planne
Subject: RE: Sierra Madre (P/2014/1936)

Dear [Redacted]

I think this makes it much cleaner now we are re-submitting.

Kind regards.



Agent



jerseyconstructioncouncil
Consultant of the year
2012

From: [Redacted] Planne
Sent: 24 March 2015 11:58
To: [Redacted] Agent
Subject: RE: Sierra Madre (P/2014/1936)

Dear [redacted] *Agent*

Thank you for the email. I confirm that this application is now withdrawn.

Regards



Planner | Department of the Environment

Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)1534 [redacted] | F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je | Twitter: [follow](#)



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From: [redacted]
Sent: 24 March 2015 10:10
To: [redacted] *anne*
Subject: Sierra Madre (P/2014/1936)

Agent

Dear [redacted] ←

In light of this information, please can you withdraw the current application and we will be submitting a new application imminently.

Kind regards,





jerseyconstructioncouncil
Consultant of the year
2012

From: [redacted] *Planner*
Sent: 13 March 2015 14:39
To: [redacted] *Agent*
Subject: RE: PAP overturns

[redacted]

Agent →

This is the final paragraph extract from the minutes of the Panel's consideration of Sierra Madre. The reasons for refusal will be based around this.

Regards

With the exception of Deputy G.J. Truscott of St. Brelade, the Panel was refuse the application, contrary to the officer recommendation. I determined that the proposal represented an overdevelopment of the site. for the rear of the property were viewed as overbearing in scale and in design. The allocated parking provisions for residents were seen to be in whilst the lack of spaces for visitors was considered an oversight. Give and complexity of the development, the Panel were of the view that un disruption would be caused to the lives and amenities of existing. Consequently, it was noted that the application would be referred to th for Planning and Environment in accordance with Ministerial Decision 0012.

[redacted]

Planner | Department of the Environment

Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)1534 [redacted] | F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je | Twitter: [follow](#)



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OF PLANNING
& BUILDING
IN JERSEY

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From: [REDACTED] Agent
Sent: 27 February 2015 17:12
To: [REDACTED] Planne
Cc: [REDACTED] Principal Planner
Subject: RE: PAP overturns

Dear [REDACTED]

←

Thanks for this.

Principal Planne

I met with the applicants today to discuss the way forward on the basis of [REDACTED] comments.

We will now make some amendments to the scheme and re-submit as a 'free-go' ahead of the formal April refusal, and request (by way of covering letter) that the Minister accepts the resubmission as an early 'free-go' pending the April DCON, on the basis that the lack of March PAP / Committee meeting shouldn't hold up the progression of a potential resolution."

My recollection was that the Panel were opposed to the scheme on the grounds of lack of visitor parking, unacceptable design to the rear and unacceptable impact on neighbours to the north. If there were any other reasons will you please let me know.

Kind regards.



jerseyconstructioncouncil
Consultant of the year
2012

From: [REDACTED] Planne
Sent: 24 February 2015 16:54

To: [redacted]
Subject: FW: PAP overturns

Agent

Principal Planner

Please see the below comments from [redacted] forward this on in case your clients for Sierra Madre are concerned at the time it will take for a formal decision to be issued, given that there will not be a PAP meeting in March.

If I do not hear from you, the application will proceed to the April PAP meeting for the decision to be confirmed.

Regards

[redacted] Planner | Department of the Environment

Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)1534 [redacted] | F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je | Twitter: [follow](#)

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From: [redacted] Principal Planner

Sent: 23 February 2015 11:43

To: [redacted]

Cc: [redacted]

Subject: PAP overturns

Director of Planning

Planner 1

Planner 2

James
3

The Minister has reviewed the PAP overturns and will not be calling-in any items for his determination.

The standard protocol will therefore apply, and decision confirmations should be prepared for endorsement by the PAP at the next opportunity.

However, you will be aware that there is highly unlikely to be a PAP meeting in March due to the imminent arrival of the new appeals system.

The next DCON opportunity will therefore be at the April Committee meeting.

In relation to Nostrano this is the only route for the applicant to receive their formal approval determination.





In relation to Sierra Madre and La Collette Low Rise, which were negative determinations, the applicants are also quite welcome to wait for the April DCON process to be concluded, but if they want to be able to progress their 'free-go' opportunity earlier than April (when their applications would formally be refused) then the remaining options for them are to:

1. Withdraw the application. The implications of this are:
 - A. that the applicant will not have received the specific determination with the identified reasons for refusal, and so are perhaps not 100% clear on the matters that their free-go would be seeking to address – however both applicants were in the meeting, so heard the feedback of the members.
 - B. There are no appeal rights, as the application would not have been formally determined.

2. Resubmit the scheme in the manner of a 'free-go' but ahead of the formal April refusal, and request (by way of covering letter) that the Minister accepts the resubmission as an early 'free-go' pending the April DCON, on the basis that the lack of March PAP / Committee meeting shouldn't hold up the progression of a potential resolution.

Our preferred option is to wait until April, but applicants should come to their own conclusions on the basis of this advice, and may need to satisfy themselves of the implications of their options. They should also be aware that each application allows for only one free-go, and that other requirements apply.

regards,



Principal Planner, Development Control
Department of the Environment, South Hill, St. Helier, Jersey, JE2 4US
t: 01534  f: 01534 445528 e:  www.gov.je/Planning/

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Applications Manager

From: [redacted] Planner 2
Sent: 24 February 2015 09:29
To: [redacted] Principal Planner
Subject: FW: PAP overturns - PP/2014/1872 - La Collette

Hi [redacted]

← Architect

Just for your information I sent the attached e:mail to [redacted] last night after the meeting closed.

Thanks.

[redacted] Planning Officer [redacted] Department of the Environment
Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US

T: +44 (0)1534 [redacted] | F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je |

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From: [redacted] Planner 2
Sent: 23 February 2015 17:00
To: [redacted] Architect
Subject: FW: PAP overturns - PP/2014/1872 - La Collette

Dear [redacted]

←

Further to today's meeting please find attached the options available to Andium Homes following the Panel decision of the 19th February to overturn the officer recommendation.

Clearly these options will need to be discussed with your clients.

Also discussed today were the reasons the Panel were minded to overturn the outline application. The Decision confirmation from that meeting confirmed that the scale of Block 'D' was the main reason the Panel were uncomfortable with supporting the recommendation to approve the scheme. It was clear that:-

- Amenity/outlook for occupiers of the units facing Rope Walk was of concern
- Relationship with neighbours of Rope Walk in terms of scale and massing of new development and the impacts this would have was also of concern

As you will now be reworking the scheme to reflect and address the concerns of the Panel it is suggested that a further meeting be held to review the options you may wish to put forward prior to the 'Free-Go' submission. Whilst it may be beneficial for the Chair of the Panel to review the drawings prior to the Panel Meeting this is not something that I can guarantee but I can confirm

that Senior Officers/Director of the Department will be able to review and comment on any revisions prior to the 'Free-Go' submission if desirable.

I trust the contents of the e:mail are useful to moving the scheme forward and I look forward to hearing from you shortly.

Regards.

[Redacted] Planning Officer - [Redacted] | Department of the Environment
Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US
T: +44 (0)1534 [Redacted] F: +44 (0)1534 445528 | [Redacted] W: www.gov.je |

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From: [Redacted] *Principal Planner*

Sent: 23 February 2015 11:43

To: [Redacted]

Cc: [Redacted]

Subject: PAP overturns

Director of Planning

Planner 1

Planner 2

Planner 3

The Minister has reviewed the PAP overturns and will not be calling-in any items for his determination.

The standard protocol will therefore apply, and decision confirmations should be prepared for endorsement by the PAP at the next opportunity.

However, you will be aware that there is highly unlikely to be a PAP meeting in March due to the imminent arrival of the new appeals system.

The next DCON opportunity will therefore be at the April Committee meeting.

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 - (B) There are no appeal rights, as the application would not have been formally determined.
- (2) Resubmit the scheme in the manner of a 'free-go' but ahead of the formal April refusal, and request (by way of covering letter) that the Minister accepts the resubmission as an early 'free-go' pending the April DCON, on the basis that the lack of March PAP / Committee meeting shouldn't hold up the progression of a potential resolution.

Our preferred option is to wait until April, but applicants should come to their own conclusions on the basis of this advice, and may need to satisfy themselves of the implications of their options. They should also be aware that each application allows for only one free-go, and that other requirements apply.

regards, [REDACTED]

[REDACTED]
Principal Planner, Development Control
Department of the Environment, South Hill, St. Helier, Jersey, JE2 4US
t: 01534 [REDACTED] f: 01534 445528 e: [REDACTED] www.gov.je/Planning/

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Applications Manage

From: [redacted] Technical Support officer
Sent: 16 February 2015 09:02
To: [redacted] Principal Planner
Subject: RE: PAP Power point presentation

Ha - will do!

From: [redacted]
Sent: 16 February 2015 09:02
To: [redacted]
Subject: RE: PAP Power point presentation


Thanks - good start, by spelling February correctly - unlike the Ministerial earlier in the month!

There are no images for Sierra Madre - please can you pester [redacted] Planner

regards, [redacted]

[redacted]
Principal Planner, Development Control
Department of the Environment, South Hill, St. Helier, Jersey, JE2 4US
t: 01534 [redacted] f: 01534 445528 e: [redacted] www.gov.je/Planning/

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From: [redacted] Technical Support office
Sent: 16 February 2015 08:39
To: PED DC Major; PED DC Minor; PED DC TSO Team
Cc: [redacted] → Director of Planning
Subject: PAP Power point presentation

Appeals officer

Appeals officer 2

Dear all |

Below is the link to the power point presentation for Thursday's PAP:-

[redacted]
Please check your slides and let me know if there are any changes to be made.

Many thanks

[redacted] | Technical Support Officer | Department of the Environment
Planning and Building Services, South Hill, St Helier, Jersey, JE2 4US
T: +44 (0)1534 [redacted] F: +44 (0)1534 445528 | E: [redacted] | W: www.gov.je | Twitter: [follow](#)
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