

YOUR REF:

OUR REF:



20th December, 1967.

4/1/10778

STATES PLANNING OFFICE	
Rec'd	22-12-67
File
Circulation	1. <i>file</i>
	2.
	3.
	4.
	5.



Senior Assistant Planning
Officer,
Island Development Committee,
South Hill,
St. Helier, Jersey.

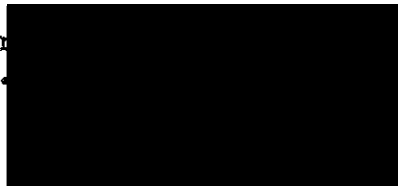
Dear Sir,

re: 9 Commercial Buildings,

We acknowledge with many thanks your letter of December 14th.

We are very pleased to note the Committee's decision in this matter, which we are passing to the parties concerned.

Your
P.P.



5/1 C

14th December, 1967

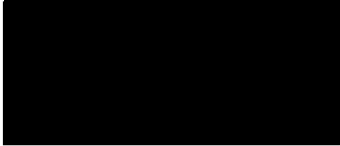
Dear Sirs,

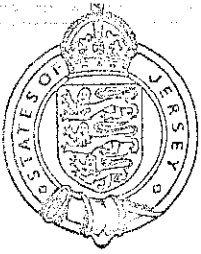
2. Commercial Buildings

With reference to your letter dated 29th November, 1967, the Island Development Committee has now had an opportunity of considering this matter and has noted that ~~what~~ the property was constructed in 1957, as premises for the sale of motor vehicles with dwelling accommodation above and that subsequently, certain changes in the use of the property occurred and that it is now the intention of the prospective owner of the property to revert the use of the building to a garage with owner's accommodation above.

On the explanation of events as contained in your letter, the Island Development Committee has decided that in this instance no application is necessary for the change of use of the property under Article 5 of the Island Planning (Jersey) Law 1954.

Yours faithfully,


Senior Assistant
Planning Officer



Island Development Committee

13th December, 1967.

No.9,
Commercial
Buildings,
St. Helier.

I.D.C.5/1(C)

16. The Committee received a letter, dated 29th November, 1967, [redacted] on behalf of [redacted] stating that it was their client's intention to change the use of the property known as No.9, Commercial Buildings, St. Helier from a second-hand furniture store to a car sales area, and stating that, bearing in mind that the building had been constructed for the latter purpose, they maintained the use right.

The Committee, having noted a report of the Senior Assistant Planning Officer, decided that in view of the circumstances, it would have no objection to raise on the proposed use and directed the Senior Assistant Planning Officer to reply accordingly.

[redacted]
GREFFIER OF THE STATES

STATES PLANNING OFFICE
R 19 0
29 DEC 1967
FILE N.
JERSEY (P)



YOUR REF: 5/1 C.

OUR REF: [Redacted]

29th November 19 67.



Senior Asst. Planning Officer,
Island Development Committee,
States' Planning Office,
South Hill,
St. Helier,
Jersey.

STATES PLANNING OFFICE	
Rec'd 30-11-67	
File	
Circulation 1	CE [Redacted]
2	S [Redacted] /12
3	P [Redacted] /12
4	Agenda - (Attach forms)
5	

Dear Sir,

re: 9 Commercial Buildings.

We refer to your letter of 24th November addressed to our client [Redacted] of 9 Commercial Buildings.

The position at the moment is that [Redacted] has entered into an Agreement for the sale of these premises and it is indeed the Purchaser's intention to use the same for the sale of motor vehicles and for the sale of furniture, certainly for the time being.

It is noted from the letter addressed to our client that you consider that a material change of use might arise if the property was thus used. With respect we are unable to see how this can be the case for the following reasons:-

- 1) In the year 1957 the property, then used as a store, was extensively rebuilt with the necessary approvals for the sale of motor vehicles with owners dwelling accommodation above.
- 2) The property was used thereafter until the year 1965 entirely for the sale of motor vehicles and since that year it has been used for the sale of furniture and for the sale of motor vehicles. It may well be that the proportion of the premises used for the sale of motor vehicles has varied from time to time, but the fact of

cont'd

[REDACTED]

[REDACTED]

Senior Asst. Planning Officer,

the matter is that our client has never ceased trading in vehicles and we are with respect not able to see in what way a material change of user will now come about. As we say, both furniture and vehicles will continue to be sold as they have been in the immediate past.

We should explain that the dwelling accommodation will be occupied by the Manager employed by the Purchaser.

Our client is obviously obliged to you for raising the matter: we would be grateful if you would confirm on the information which we have given that no application is in fact necessary under Article 5 of the Island Planning Law.

Y
P

[REDACTED]

5/1 C 24th November, 1967.


9, Commercial Buildings,
St. Helier.

Dear Sir,

9, Commercial Buildings

This office has been advised that it is possible that it may be your intention to change the use of your property at 9, Commercial Buildings to the storage and display of motor vehicles for sale.

Bearing in mind the previous history of this property, it is the opinion of this office that such a change of use in the property would constitute a material change of use for which planning permission is required under Article 5 of the Island Planning (Jersey) Law, 1964.

Should it in fact be intended to convert this property in the manner indicated, then you are hereby advised that it would be necessary for you to submit an application for permission to change the use of the property for consideration by the Island Development Committee in due course.

Yours faithfully,


Senior Assistant
Planning Officer

2/64c

STATES' GREFFE,

JERSEY.

Ref. No. 159/1/3 (28236)

Date of application. 5.12.67.

The Housing Committee, in pursuance of Part III of the Housing (Jersey) Laws, 1949 and 1950, has consented to the following transaction:-

REVISED CONSENT.

Subject to the condition that the private dwelling accommodation shall remain as such and shall be occupied by a person or persons exempt from requiring Housing Committee consent to such occupancy or a person who has obtained the consent of the Housing Committee to such occupancy, the sale in perpetuity of No.9 Commercial Buildings, St. Helier, by [REDACTED] to [REDACTED] [REDACTED] for a sum not exceeding £37,000.

Applicant file

On behalf of the Housing Committee,

[REDACTED]
Housing Officer.

Date 12.12.67.

WARNINGS.

The grant of this consent is purely permissive and in no way absolves the parties concerned from obtaining any other permission that may be required under the Island Planning, Rent Control, Tourism, Lodging House, Gambling or other relevant Laws for the time being in force.

2. Unless valid reasons can be given, consent for any resale will normally only be issued after a period of 5 years has elapsed.



ISLAND DEVELOPMENT COMMITTEE

ISLAND PLANNING (JERSEY) LAW, 1964.

ISLAND PLANNING (CONTROL OF ADVERTISEMENTS) ORDER, 1965.

Registration No. 4/D/1/70

To [Redacted]

The Island Development Committee, having considered your (agent's) application for consent to display the following advertisement/s under articles 10 and 11 of the aforesaid Law viz:—

A sign approx: 35' x 2' at 9 Commercial Buildings, St. Helier.

in accordance with the plan/s accompanying the said application HEREBY GRANTS CONSENT subject to compliance with the following conditions:—


- 1. All advertisements displayed and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Island Development Committee.
2. Any hoarding or similar structure, or any sign, placard, board, or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Island Development Committee.
3. No advertisements shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway or airfield.
4. If the work involved in the erection of the advertisement/s is not commenced within one year from the date thereof, this consent shall cease to have any effect.
5. This consent is granted for a period of five years expiring on 5th November, 1970.
6. That further information is to be submitted in respect of the size of lettering, colour and content of the proposed advertisement.

Stamped copy/copies of the plan/s submitted is/are returned herewith

Date 5th November, 1965.

Greffier of the States.


4/D/1/70


9 Commercial Buildings,
St. Helier.

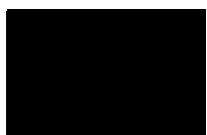
29th November, 1965.

Dear Sir,

9 Commercial Buildings

With reference to your letter dated the 25th November, 1965, your proposals for black lettering on a white background with letters approximately 18 inches high is accepted, and it is understood that this lettering will cover an approximate distance of 35 feet, which is the size of the sign originally applied for.

Yours faithfully,


Senior Assistant
Planning Officer.

4/D/1/70

9 Commercial Buildings,
St. Helier.

5th November, 1965.

Dear Sir,

9 Commercial Buildings, St. Helier.

With reference to your application for consent to display an advertisement at 9 Commercial Buildings, St. Helier, and dated the 22 October, 1965, I would confirm that the Island Development Committee has approved your proposal for this advertisement and formal notification of this decision is enclosed herewith.

At the same time, the Committee has noted that a change of use of the property has recently occurred, in that where as the previous predominating use of this property was the display of cars for hire, it is now in use as a building where the predominant use is the sale of second hand household goods.

Having given most careful consideration to the change which has occurred in the use of this property, and having noted that such a change constitutes development for which planning permission is required, the Committee has decided that it would not object to this change of use at this time, but that in the event of any intended reversion of the use of this property for the display of hire cars, it will be necessary for you to submit an application for change of use of the property from a building used for the sale of second hand household goods to a building used for the display or sale of motor vehicles, or a building used by a person registered under the

contd/.

Hire Cars (Jersey) Law, 1964, for the letting on Hire of motor vehicles licensed under that law.

Yours faithfully,



Senior Assistant
Planning Officer.

Enclosure:

MEMORANDUM

To:-

I. D. C.

From:-

S. A. P. O.

Date.....29th October, 1965.

4/D/1/70

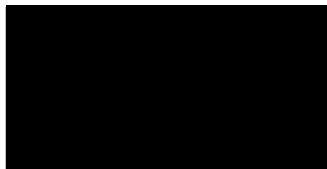
Re. 9 Commercial Buildings.

The enclosed is an application for consent to display an advertisement accompanied by no plans. From the written description of the development it would appear to be a proposal to erect a new fascia board to be fastened to existing metal brackets on the property.

However, this is not the only point at issue. Class 4 of the Schedule of the Island Planning (use classes) Regulations 1965, excludes from the warehouse class any storage use for hire cars.

Only very recently, the predominant use of this property was for Hire Cars, and accordingly it would appear that a change of use of the property has taken place without the consent of the I.D.C. as both the ground floor and the first floor are now in use as a second hand shop for selling a variety of goods ranging from pianos to household furniture, and also motor vehicles in various states of repair.

Before proceeding further with a request for information in regard to the advertisement proposed, the Committee might care to consider whether it is willing to permit a change of use of this property bearing in mind the shortage of warehouse space claimed by all sections of the trade in Jersey.



Senior Assistant Planning Officer.

*Misc Rec.
Reprint S.A.P.O.*

MEMORANDUM

To:-

I. D. C.

From:-

S. A. P. O.

Date 29th October, 1965.

4/D/1/70

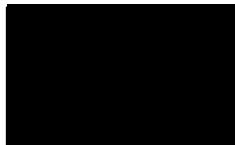
Re. 9 Commercial Buildings.

The enclosed is an application for consent to display an advertisement accompanied by no plans. From the written description of the development it would appear to be a proposal to erect a new fascia board to be fastened to existing metal brackets on the property.

However, this is not the only point at issue. Class 4 of the Schedule of the Island Planning (use classes) Regulations 1965, excludes from the warehouse class any storage use for hire cars.

Only very recently, the predominant use of this property was for Hire Cars, and accordingly it would appear that a change of use of the property has taken place without the consent of the I.D.C. as both the ground floor and the first floor are now in use as a second hand shop for selling a variety of goods ranging from pianos to household furniture, and also motor vehicles in various states of repair.

Before proceeding further with a request for information in regard to the advertisement proposed, the Committee might care to consider whether it is willing to permit a change of use of this property bearing in mind the shortage of warehouse space claimed by all sections of the trade in Jersey.



Senior Assistant Planning Officer.



FOR OFFICIAL USE ONLY
 Reg. No. ... 4 | 10 | 1 | 70
 Date Reg'd... 22 | 10 | 65

ISLAND DEVELOPMENT COMMITTEE.

ISLAND PLANNING (JERSEY) LAW, 1964.

ISLAND PLANNING (CONTROL OF ADVERTISEMENTS) ORDER, 1965.

APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS.

To THE ISLAND DEVELOPMENT COMMITTEE,

II, ROYAL SQUARE,

ST. HELIER.

I/We..... FURNISHING MART (Full name block letters),
 being the owner/authorised agent of the owner of the land referred to in paragraph 2 below make application
 for consent to display advertisement/s as described in this application and on the attached plans and drawings
 in accord

Signature

Date 22nd 10 65

If signed by an agent:—

Name of Agent.....

Profession

Address and Telephone No. of Agent.....

1. Name and address of applicant (block letters).

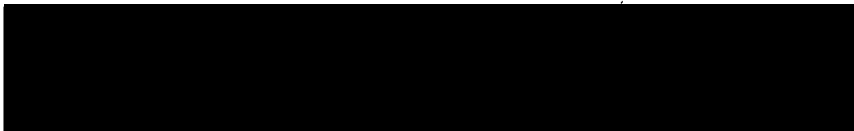
Surname...

Other names
 (Full Christian names must be given).

Postal address... 9 COMMERCIAL BUILDINGS ST. HELIER.

<p>2. Address or location of the land on which the advertisement/s is/are to be displayed in sufficient detail to enable it to be readily identified.</p>	<p><u>9 COMMERCIAL BUILDINGS ST. HELIER. FURNISHING MART ADVERTISEMENT. WILL REPLACE EXPORT MOTORS LTD. ADV 73</u></p>
<p>3. Distance of proposed advertisement/s from the highway boundary or boundaries.</p>	<p><u>SIGN. BORDERS THE BOUNDARY</u></p>
<p>4. The overall size of the proposed advertisement/s including any hoarding to be provided therewith and the maximum size of lettering proposed to be used.</p>	<p><u>APPROX. 35' X 2' " 12"</u></p>
<p>5. Is the advertisement to be illuminated and, if so, will any flashing device be used.</p>	<p><u>No</u></p>
<p>6. Does the proposal relate to one particular advertisement or is it required for an advertising station for general display.</p>	<p><u>ADVERTISING STATION FOR GENERAL DISPLAY</u></p>

Central 24780



9 Commercial Buildings, Jersey, Channel Islands

November 25th, 1965



4/D/170

Re-Furnishing Mart.

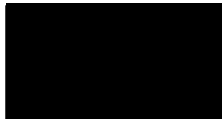
Dear Sir,

We are thinking of black lettering, with white background.


Letters approx. 18" high spread out over 45'.

presumably 35'

Yours,



27.11.65, 4/10/1/70


4/D/170


9 Commercial Buildings,
St. Helier.

17th November, 1965.

Dear Sir,

9 Commercial Buildings.

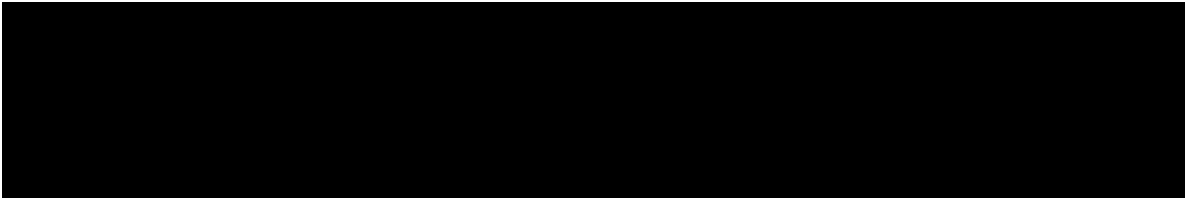
Thank you for your letter dated the 12th November, 1965, the contents of which have been noted.

I look forward to receiving the further information requested in regard to the size, lettering, colour and contents of the proposed advertisement, as required by the conditions imposed on the consent issued to you by the Greffier of the States on the 5th November, 1965.

Yours faithfully,


Senior Assistant
Planning Officer.

USED CAR SALES & CAR HIRE SERVICE



9 COMMERCIAL BUILDINGS, JERSEY, Channel Islands

November 12th, 1965

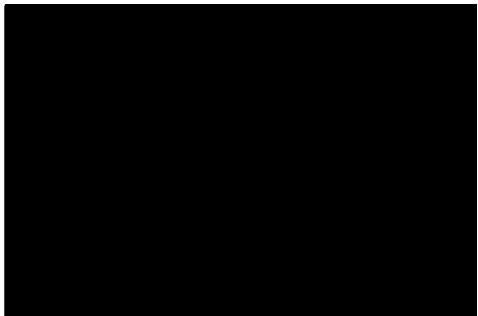
Your Ref. [redacted] 4/D/170

Dear Sir,

We note your reference to Hire Cars. This property has never been used as a Hire Car establishment, and we do not intend to do so.

However, we are still using it for second-hand cars, and second-hand furniture, or any second-hand goods of all descriptions.

Hoping this is agreeable to you.



Yours,
STATES PLANNING OFFICE

REC'D 13.11.65 FILED 4/10/1/70

ACTION ...

SXPO



13/11