

4/1/10778

21st September 1982

[REDACTED]
St Helier
Jersey

Dear Sirs

Re: 9 Commercial Buildings, St Helier

Thank you for your letter of the 10th September 1982 requesting permission for [REDACTED] to use the above vacant showroom premises as temporary storage facilities.

I confirm that this is in order, providing the premises are vacated by the 7th February 1983.

Yours faithfully

[REDACTED]
Development Officer

10th September, 1982

Your Ref.

Our Ref.

The Executive Planning Officer,
Island Development Committee,
South Hill,
St. Helier.

Dear Sir,

9 Commercial Buildings, St. Helier

We wish to advise you that the above vacant showroom premises are required by [redacted] as temporary storage facilities from 1st October 1982 to 15th January 1983 inclusive, during the time that that part of their King Street store is undergoing building works.

Would you kindly confirm that this will be in order.

Yours faithfully,

[redacted signature]

STATES PLANNING OFFICE	
Rec'd	14/9/82
File	4/1/10778
Circulation	1 TOCP [redacted] 14/9.
	2 sus. on
	3
	4
	5

4/1/10778

17th October 1980

[REDACTED]

Dear Sirs

9 Commercial Buildings, St Helier

I refer to the advertisement recently entered into the Jersey Evening Post for the sale by tender of the above property.

The assertions contained in that advertisement, to the effect that the building was easily adaptable to restaurant, discotheque, merchants showroom/offices, supermarket, motor showroom, etc, could be described as misleading, notwithstanding that any tender would no doubt be subject to any subsequent approval being required by the Island Development Committee.

Such rash statements do, however, cause considerable difficulties not only from prospective tenderers expecting instant advice over the telephone on what is essentially a complex subject, but there is no guarantee that either the Finance and Economic's or the Island Development Committee's agreeing to some of the uses identified and the time scale involved for the submission of tenders does not allow a formal application to be submitted and determined by the Committee.

It is assumed, therefore, that you will ensure that any prospective occupant is made aware of these reservations.

Yours faithfully

[REDACTED]
Development Control Officer

cc Viscount's Office

By authority of the Viscount of
the Royal Court

SALE BY TENDER

of the unexpired portion of a 21 year
contract lease with 18 years to run

NO 9 COMMERCIAL BUILDINGS

ST. HELIER

Recently occupied by
Dateline Channel Islands Ltd.

Comprising:-

Overall frontage 38' with an attractive
aluminium 25' framed display window

Ground Floor, showroom, offices,
workshop 9,000 sq. ft. Goods entrance, All
air conditioned.

First Floor, Stockrooms, Cloakrooms 3,800
sq. ft.

Second Floor, Warehouse with entry from
2,000sq. ft. Pier Road. (At present Let for 12
months at £2,120 per annum)

Dwelling flat self contained, 4 bedrooms,
bathroom, spacious lounge, dining room,
kitchen. (At present let at £3,120 per
annum)

Easily Adaptable to restaurant,
Discotheque, Merchants showroom/
offices, supermarket, motor showroom
etc.

Present rental for whole £15,968 until April
30, 1982 thereafter five year rental review
based on Jersey cost of living.

Vacant possession December 1, 1980.

Sealed tenders to be forwarded to the
acting agents office, 5, Westaway
Chambers, 39 Don Street, St. Helier not
later than 3 o'clock Wednesday, October
22, 1980. The Viscount does not bind
himself to accept the highest or any
tender.

For full details and permission to inspect
Apply

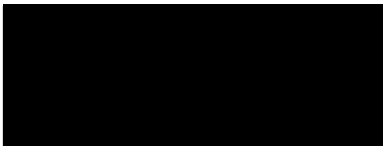
LANGLOIS LIMITED

Don Street Tel. 22441



4/1/10778

19th October, 1979



Dear Sir,

re: 9 Commercial Buildings, St. Helier.

Further to my letter of the 11th September, 1979, I would confirm that the Island Development Committee has now considered your informal request to utilise the second floor of the above property as a retail sales area with direct access from Pier Road.

The Committee has determined as a general policy, that neither servicing or direct public access will be permitted from Pier Road on to any of the commercial premises at the lower level. It does not, therefore, support the arrangement put forward in your letter of the 21st August.

When allowing the use of this building for its present purpose, the Committee was always conscious of problems associated with servicing. It accepts that some improvements were made by obtaining a form of rear access but in the event of any further intensification of use within this property, the Committee will expect improvements to be made in the servicing arrangements.

If, therefore, the upper floor is used in such a manner as to intensify public usage, then it may be necessary to provide off-street unloading facilities somewhere within the curtilage of your site, but because of the restrictions outlined above regarding Pier Road, this facility would have to be at the Commercial Buildings level.

Yours faithfully,


ASSISTANT PLANNING OFFICER.



ISLAND DEVELOPMENT COMMITTEE

17th October, 1979.

Rejection
of
applications
under
Article 5 of
the Island
Planning
(Jersey)
Law, 1964
and Article
4 of the
Island
Planning
(Control of
Advertisements)
(Jersey)
Order, 1965.

7. The Committee decided to reject the undermenti applications for the reasons stated -

- (i) 4/1/2901-E - Mrs. P. Schiessl, The Mount, Old St. John's Road, St. Helier.
Renovation and conversion of existing garage and storage area to form staff accommodation and garage.

The proposed works would involve a congested form of development on a restricted site and would not conform to Bye-Laws governing space about buildings.

The Committee noted a report of the Public Health Department.

- (ii) 4/1/4316-G - Mr. G. de la Haye, Part of Field 1271, Rue des Cotils, St. Helier.
Bungalow with garage.

The proposed works would involve an extension of development in the countryside, detrimental to the amenities of the locality and contrary to the provisions of the Development Plan.

- (iii) 4/1/10778-G - Dateline (C.I.) Limited, 9 Commercial Buildings, St. Helier.
Use of second floor as retail outlet from Pier Road. The proposed works would involve a congested and undesirable form of development with inadequate service and access facilities.

- (iv) 4/3/11231-A - Mr. R. Pearce, Greenwood, La Grande Route de la Cote, La Rocque, St. Clement.
Replace partitioning on second floor (roofspace provide dormer windows and two bathrooms; construct two side extensions consisting of four bathrooms per unit to serve existing bedrooms. The proposed works would involve a congested and undesirable form of development whose architectural design would detract from visual character of the property and would be detrimental to the amenities of the area.

- (v) 4/7/11835 - Mr. S. Poignand, part of Field 595 Route du Mont Mado, St. John. Five detached houses with garages. One pair of semi-detached houses with garages together with roads and services.

The proposal would involve estate development on land not zoned for that purpose in the countryside, detrimental to the amenities of the locality and contrary to the provisions of the Development Plan.

The Committee noted a report of the Department of Agriculture and Fisheries.

TEL.
CENTRAL 25251



TOWN SURVEYORS DEPARTMENT
TOWN HALL,
ST. HELIER,
JERSEY.

Date 9th Oct., 19

FROM

TOWN SURVEYOR

TO


States' Planning Officer.

Ref: 4/1/10778

9 Commercial Buildings (Comet Dateline)

The Roads Committee does not favour the provision of any access onto Pier Road, either for servicing or customers, as they feel traffic problems would ensue.

The Committee is of the view that with the expansion of the business, further consideration should be given to the provision of a suitable off street unloading bay at the Commercial Buildings level.

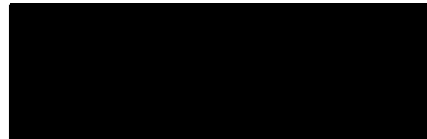

Asst. Town Surveyor.

MEMORANDUM

To:-



From:-



Date.....21...September...1979

9 COMMERCIAL BUILDINGS, ST HELIER

We have examined the request to utilize the second floor of the above, as a retail outlet, with direct access to Pier Road, and would make the following points:-

- (1) The Public Works Committee has recently come out against any further servicing of premises in Pier Road (eg Normans) and therefore would be against servicing this property.
- (2) Public access to Pier Road for a D.I.Y. retail outlet would cause cars etc, to stop to collect goods from that entrance and as this is directly opposite the Motor Traffic Office, with the constant stream of Learner drivers, and its close proximity to the already substandard road junction, would be unacceptable.
- (3) The servicing of the property from the rear access on Commercial Buildings gives no major traffic problems at present and unless there is a substantial increase in container traffic, or more than one being offloaded at any one time, the situation may be acceptable.



APO G

*100 support Tale Against
loading access onto Pier Road*

STATIS PLANNING CIVIS

Date 24.9.79

File 41/10778

Classification 1 Po

2 APO G

3

4

5

6

MEMORANDUM

To: [REDACTED]
Department of Public
Buildings and Works.

From: [REDACTED]
Assistant Planning
Officer.

Date: 12th September, 1979

ref: 4/1/10778

re: 9 Commercial Buildings, St. Helier

Please find enclosed a copy letter dated 21st August, together with that of my letter to the Parish of St. Helier.

Your views on the suitability of using Pier Road for access to the second floor of this building would be appreciated as soon as possible.

[REDACTED]
ASSISTANT PLANNING OFFICER

4/1/10778

12th September, 1979

The Town Surveyor,
Parish of St. Helier,
Town Hall,
St. Helier.

Dear Sir,

re: 9 Commercial Buildings, St. Helier

You will recall that rear service provision was acquired for this property which in itself was no doubt an improvement upon the original situation.

I have noticed containers parked on the foot path adjacent to the service area but no doubt you will be more aware whether this arrangement causes any undue congestion or prejudice.

The reason why this has been raised is pertinent to the request contained in a letter from [REDACTED] dated 21st August, 1979. A copy of that letter is enclosed.

You will see that they wish to utilise the second floor with direct access from Pier Road. It is unlikely that the Island Development Committee would support the servicing of public access from Pier Road but if it was possible to obtain access via the existing points on Commercial Buildings then the question of intensification is relevant.

Your views on these two alternatives would be appreciated.

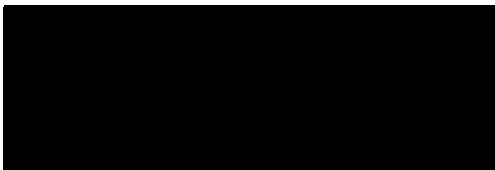
Because Pier Road is administered by the Department of Public Buildings and Works a similar request is being submitted to that authority.

Yours faithfully,

[REDACTED]
ASSISTANT PLANNING OFFICER

4/1/10778

11th September, 1979



Dear Sir,

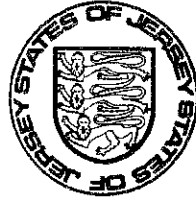
re: 9 Commercial Buildings

I would apologise for the delay in acknowledging receipt of your letter dated 21st August, 1979 but consultations are taking place with other interested authorities and you will be informed in due course as to the outcome of your request.

Yours faithfully,



ASSISTANT PLANNING OFFICER.



ISLAND DEVELOPMENT COMMITTEE

ISLAND PLANNING (JERSEY) LAW, 1964.
PUBLIC HEALTH (CONTROL OF BUILDING) (JERSEY) LAW, 1956.

Registration No 4/1/10778G

To Chadney Motors Limited
9 Commercial Buildings
St. Helier.

The Island Development Committee, having considered your application in respect of:-

Conversion of second floor store to provide 4 one bedroom
self contained flats.

at 9 Commercial Buildings
St. Helier.

hereby gives notice of its decision to REFUSE PERMISSION for the following reasons:-

The proposed works would involve a congested and undesirable
form of development creating inadequate living accommodation.

Date 14th November 1978.

R.B. Skinner
Chief Executive Officer

Comments Form

BI Stamp

File No. 4/
1/10778 G

Address

9, Commercial Buildings,
St. Helier

Development

Conversion of second floor store to provide 4 one bedroom self contained flats.

Use of 2nd floor as retail outlet from Pier Roo

Remarks

60.

SV

Progress

Consultations

Sent

Rec'd

Sent

Rec'd

PH

Parish

12.9.79

9-10-79

N

12.9.79

21.9.79

Agriculture

RRB

Tourism

Housing

H & A

V C A B

Arch/Planning Asst

Archs Panel

Others

Building Inspectors

Fire Officer

Recommendations

Conditions

OBJECTIONS

Planning Office

Recommendations

Condition

with inadequate
service & access facilities x

Reject - the proposed works would involve an
~~unacceptable~~ undesirable form of dev.
~~creating inadequate living accommodation~~ x

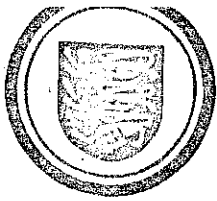
10/10

Committee Decision

Further reference to Committee

Committee Site Visit

Inform Depts:-



ISLAND DEVELOPMENT COMMITTEE

8th November, 1978.

Rejection
of
applications
under
Article 5
of the
Island
Planning
(Jersey)
Law, 1964,
and Article
of the
Island
Planning
(Control of
advertisements)
(Jersey)
Order, 1965

6. The Committee decided to reject the undermentioned applications for the reasons stated -

(i) 4/11/1943.I - Sands Entertainments Limited, Sands, Grande Route des Mielles, St. Peter. Garden wall to replace existing fencing, on the grounds that the proposal would present an unsatisfactory appearance out of keeping with the general character of the area and would be detrimental to the amenities of the locality.

The Committee noted a report from the Architects Advisory Panel, and directed that advice should be offered as to a more suitable arrangement.

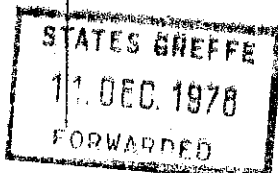
(ii) 4/5/2522.S - Mr. A.B. Foxhall, field 88, Mont de Rozel, St. Martin. Replace existing stable/shed with new shed, on the grounds that the proposal would involve an extension of development in a prominent location in the Green Zone, detrimental to the amenities of the locality, and contrary to the provisions of the Development Plan.

(iii) 4/2/5365.B - Sunntech Holdings Limited, St. Christopher, Sunshine Avenue, St. Saviour. Double garage and two bedrooms and toilet over; new door openings internally, on the grounds that the proposed works would involve a congested form of development on a restricted site and would prejudice the enjoyment of adjacent property.

(iv) 4/1/9956.M - Trademart (C.I.) Limited, 8/10 Commercial Street, St. Helier. One illuminated non-flashing projecting sign, on the grounds that the proposed display would involve an inappropriate form of advertising detrimental to the amenities of the area.

(v) 4/1/10778.G - Dateline (C.I.) Limited, 9 Commercial Buildings, St. Helier. Conversion of second floor store to provide 4 one bedroom self-contained flats on the grounds that the proposed works would involve a congested and undesirable form of development creating inadequate living accommodation.

The Committee decided that advice should be offered regarding a form of development which could be acceptable.





FOR OFFICIAL USE ONLY
Reg. No. 4/1/10778...
Date Regd. 26.10.78...

ISLAND PLANNING (JERSEY) LAW, 1964.
PUBLIC HEALTH (CONTROL OF BUILDINGS) (JERSEY) LAW, 1956.

See Note (c).

**APPLICATION FOR PLANNING PERMISSION and/or
DEVELOPMENT PERMISSION**

**DELETE ONE STATEMENT
unless making a
combined application**

To: THE ISLAND DEVELOPMENT COMMITTEE, SOUTH HILL, ST. HELIER.

See Notes (a),
(b) and (c).

I/We..... (Full name block letters)

of.....
being the (agent*) or (authorised agent of the owner*) of the land referred to in Paragraph 1 (i) below, make application for *Planning and/or Development permission in respect of the development described herein and shown on the accompanying plan/s.

Full Name and Address of owner (if application made by agent). (Married women to state maiden surname).

FULL
CHRISTIAN
NAMES
MUST BE
GIVEN IN
THE CASE
OF INDI-
VIDUALS.

Mr./Mrs./Miss/Messrs. CHADNEY MOTORS LIMITED
9 COMMERCIAL BUILDINGS. ST. HELIER.

Full Name and Address of prospective developer (if other than the owner).

Mr./Mrs./Miss/Messrs. [Redacted]

Name and Address of person to whom communications should be sent:—

Mr./Mrs./Miss/Messrs. [Redacted]

Tel. No. [Redacted]

* Delete as appropriate

See Note (d).

1. (i) Address or location of land to which the application relates giving sufficient detail for its easy identification.
- (ii) State Registration Number of any application for permission previously made in respect of this land.
- (iii) State any condition imposed by the Housing Committee in relation to this property.
- (iv) State the number of any application under the Regulation of Undertakings & Development (Jersey) Law, 1973, in relation to this property, and decision if available.

DATELINE/COMET
9 Commercial Buildings, St. Helier.

4/1/10778

2. Detailed description of proposed development

See Note (e).

Conversion of second floor store to provide 4 No. one-bedroom self contained flats.

See Note (f).

3. State :—

- (i) Area (in sq. ft., sq. metres or vergées) of land to which this application relates (including any buildings within the curtilage).
- (ii) Existing use of buildings or land.
- (iii) Proposed use of buildings or land.

8362 sq.ft.

Commercial & Residential

No change

See Note (g).

THIS INFORMATION IS ESSENTIAL.

4. State:—

- (i) In the case of a dwelling the total area of the floor, or floors, of the building bounded by the inner surfaces of the main enclosing walls.
- (ii) The total floor area of any domestic garage.
- (iii) In the case of any other building the total area of all the floors measured to the outer surfaces of the walls.
- (iv) In the case of residential buildings the total number of habitable rooms.

Existing

Proposed

13,304 sq.ft.

No change

5

13

5. State :—

- (i) The width of the road in front of the site.
- (ii) The distances between the back wall of the buildings and the back boundary of the site.
- (iii) The nearest distance of the buildings from any boundary of the site.

Pier Road to West Side.

Party wall

Party wall

6. What provision exists or is proposed within the site for

- (i) the garaging and parking of cars ?
- (ii) loading and unloading of vehicles in the case of commercial and industrial buildings ?

Multi-storey opposite.

n/a

7. Will the proposed work require a new or altered means of direct access to a highway for vehicles ?

No

See Note (h)2(iii).

- 8. (i) Is there a sewer available ?
- (ii) If not, what arrangement will be made for the disposal of
 - * (a) crude sewage
 - * (b) rainwater from roofs etc.
- (iii) What is the method of water supply ?

Yes

Mains

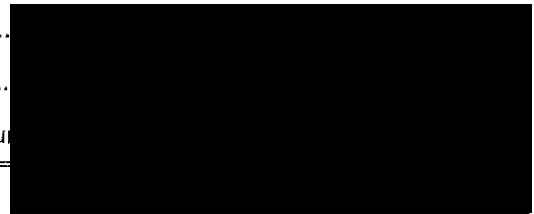
† These paragraphs need not be completed when application is made for Planning Permission only.

†9. State the type and the external colour and finish of materials to be used for the construction of : (a) the roof (b) the external walls.	All as existing New aluminium windows only.
†10. (a) State the height of habitable rooms. (b) Will the windows in every habitable room have a total area of not less than 1/10th of the room and have an opening light equal to not less than 1/20th of the floor area.	8'0" min. Yes
†11. State the height of any new boundary walls, fences, railings, etc., and the type and colour of the materials to be used.	None

Statement of drawings accompanying this application. (Stating whether location plans, site plans, elevations etc., how many of each and Drawing No. of any)

See Note (h) Three copies of 1051/20 Plans.
.....
.....
.....

Date... 25th October 1978 Agent's Signature



See Note (b) DECLARATION TO BE SIGNED BY THE OWNER

1. The foregoing application is made with my authority. 2. * The plans correspond with the requirements.

Date... 25th October 1978 Signature..



* May be deleted where inappropriate, e.g. where plans are prepared by a developer other than the owner.



DECLARATION TO BE SIGNED ONLY WHERE APPLICATION IS MADE FOR DEVELOPMENT PERMISSION.

I/We hereby declare that the foregoing particulars are correct and I/We undertake to conform to the mode of construction, drainage, etc., as stated and I/We further declare, that the plans in triplicate and specification and particulars submitted herewith are correct, and show the true areas, dimensions and curtilages intended, and I/We undertake to conform to the said plans and particulars and further undertake generally to carry out the proposed works in accordance with the Bye-Laws and all other Laws and Regulations now in force in relation to buildings and works in the Island of Jersey; and if there should be any discrepancy between the plans and the said Bye-Laws and Regulations, to give precedence to such Bye-Laws and Regulations in all cases as if the Plans were in full agreement with them.

I/We also undertake to give all notices required to be given.

Signature of Applicant.....

Address

On behalf of ~~XXXXXXXXXXXXXXXXXXXX~~ Dateline Comet, Ltd.
(person for whom work will be carried out).

Date... 25th October 1978.

- (a) "Land" includes buildings and any buildings thereon.
- (b) Applications will be accepted only from the owner, or an authorised agent of the owner, who may be a legal adviser, architect, or other representative of the owner, or a prospective developer applying with the owner's consent. The application form must in any event be signed on Page 3 by the owner as being submitted with his knowledge and being in accordance with his requirements, (where the latter is relevant.) In special cases when it is not possible to obtain an owner's signature an explanatory letter should be submitted by a responsible representative.
- (c) Applications may be made for either :
- (i) Planning Permission only, to establish the use, in principle, of the land for the proposed purpose. **PLANNING PERMISSION DOES NOT AUTHORISE THE CARRYING OUT OF ANY WORK** and a further application on this form must be made for Development Permission.
 - (ii) Planning Permission and Development Permission at the same time. This type of application is suggested to be most suitable for generally non-contentious items.
 - (iii) Development Permission, for actual building work, usually following earlier Planning Permission.
- (d) It is most important that the location of the land to be developed should be clearly indicated. In rural areas this should be done by quoting the field number which can be obtained from the official survey maps of the Island. In built-up areas the street and number or name of the property should be given and in all cases the Parish must be stated.
- (e) It is essential that a full description should be given of the proposed work including the number of storeys. Approval is necessary not only for all new development and construction, but also for alterations and extensions. Applicants are invited to discuss their proposals with the Planning Office staff before submitting applications.
- (f) The area to be included in the description of the application is the whole of the land to which the application relates including the site of any existing buildings thereon.
- (g) Habitable rooms include bedrooms, living rooms, dining rooms (separate), studies, playrooms, etc. and kitchens if over 90 sq. ft. in area.
- (h) Applications for Permission must be accompanied by the following plans in triplicate, (except in cases where a road access is formed or altered, where a fourth site plan is required):
1. A location plan of the site to a scale of not less than 1/5,000 and preferably reproduced from the official survey map of the Island.
 2. A site plan to a scale of 1/500, or 1/200 where the former would provide insufficient detail, showing :
 - (i) The boundaries, in red, of the area of land to which the application relates fully dimensioned. Any other adjoining land in the same ownership should be coloured blue.
 - (ii) The position of all existing and proposed buildings and roads, with their dimensions and distances from the boundary of the site and/or highway where applicable.
 - (iii) The position of any existing or proposed wells, soakaways, septic tanks, cesspools or sewers, including as far as is known those on immediately adjacent properties.
 - (iv) The position and width of any existing and/or proposed new means of access to roads.
 - (v) The adjoining property in sufficient detail to assess the effect of the proposals thereon ; and
 3. (i) Where development permission is applied for, constructional drawings and specification as required by Building Bye-Law No. 12, and all elevations to a suitable scale.

NOTE RE COLOURING OF DRAWINGS

1. ALL copies of location plans must be coloured to show the position of the land in red.
 2. ALL copies of site plans must be coloured to show the proposed new development in red and the boundaries of the land and any adjoining land as in (h) 2(i) above.
 3. ONE COPY of all constructional drawings must be coloured in accordance with the Code of British Standards ; the remaining two copies to be hatched so that all new work is clearly indicated.
 4. ONE COPY of all elevations to be coloured to indicate as far as possible the materials and colour treatment of all new work.
- (i) The information concerning this application will be entered in the Planning Applications Register and you will be informed of your registration number. To avoid delay, this number should be used in all future correspondence and enquiries relating to this application.
- (j) If this application is approved, a permit will be issued in the name of the prospective developer of the property, together with one copy of the plans submitted, duly stamped and referring to the permit. The permit will include any conditions which have been imposed by the Committee and is not transferable to any other person or persons without reference to the Committee. Should the Committee refuse the application notification to this effect will include the reasons for refusal. The granting of a permit does not relieve the applicant of the necessity of obtaining any licence which may be required under the Regulation of Undertakings & Development (Jersey) Law, 1973, nor does it relieve the applicant from any requirement to submit an application to the Licensing Assembly under the Licensing (Jersey) Law, 1950, or to the Tourism Committee under the Tourism (Jersey) Law, 1948, in the case of premises to which those