

Minister for the Environment

Schedule of reasons for refusal: Les Tours Farm, La Rue des Nouettes, St. Clement
Planning application: P/2022/0267

The Minister for the Environment refused planning permission in respect of application reference P/2022/0267 for the following reason:

1. The proposals constitute an inappropriate form of development outside of the defined built-up area within the Green Zone, contrary to the approved spatial strategy. Insufficient evidence has been provided to demonstrate that the existing glasshouses are derelict or redundant, with the proposed development considered to result in additional urban encroachment into the open countryside, thereby resulting in a detrimental impact upon the site's intrinsic rural character and landscape setting. The proposals would further fail to protect or improve the setting of surrounding listed buildings as a result of increased urbanisation of the site and degradation of landscape character and setting. The development is therefore contrary to Policies SP2, SP3, SP4, PL5, GD6, H3, H9, EI1, ERE1, ERE6, NE3 and HE1 of the bridging Island Plan 2022.
2. In the absence of sufficient information and evidence provided demonstrating that the commercial/industrial element of the proposals would be compatible with surrounding residential uses, it cannot be satisfactorily ascertained that the development would safeguard residential amenity. The proposals are therefore contrary to Policies EI1 and GD1 of the bridging Island Plan 2022.
3. The proposals fail to provide sufficient information and evidence that the vehicular traffic associated with the development could be reasonably accommodated within the local highway network. Due to the unsustainable and remote location of the site and the reliance of ends users on private vehicles, the development has the potential to result in a detrimental impact upon the safety and capacity of the local highway network. The proposals are therefore contrary to Policies TT1 and TT2 of the bridging Island Plan 2022.
4. Insufficient information has been provided to enable a full and proper assessment of the foul sewerage drainage of the site and proposed uses to be carried out, contrary to the requirements of Policy WER7 of the bridging Island Plan 2022

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