

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal Decision: P/2022/0267 (Les Tours Farm, La Rue des Nouettes, St. Clement)
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Head of Place and Spatial Planning
Date of Report	08/06/2023
Supplementary Report Title <i>(If applicable)</i>	1. Inspector's Report: P/2022/0267 (Les Tours Farm, La Rue Des Nouettes, St. Clement) 2. Schedule of Reasons for Refusal
Supplementary Report Author <i>(If applicable)</i>	Philip Staddon BSc, Dip, MBA, MRTPI
Date of Supplementary Report <i>(If applicable)</i>	1. 05/05/2023 2. 08/06/2023
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	P/2022/0267
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.

Associated Law(s) and/or Subordinate Legislation	Articles 108 - 111 of the Planning and Building (Jersey) Law 2002
Action required if recommendation agreed	Department to take necessary action.
Resource Implications	There are no new financial and/or manpower implications.

Introduction

Following an appeal against the refusal of planning permission, reference P/2022/0267, Philip Staddon was appointed as the Independent Planning Inspector to consider the appeal and all statements and other plans and documents associated with the appeal.

The Inspector visited the site and surroundings before holding a hearing and preparing and submitting a report for the Minister's consideration.

Recommendation

To dismiss the appeal in line with the Independent Planning Inspector's recommendation, and to maintain the original refusal of planning permission, reference P/2022/0267, with variation in respect of: (a) reason for refusal No 1- to be amended to exclude reference to Policy GD5: Demolition and replacement of buildings, on the basis that this policy is not considered to be engaged by the removal of glasshouses which are defined as 'temporary structures associated with the agricultural use of land' and (b) reason for refusal No 4 - to be amended to read:- "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". The accompanying Schedule of Reasons for Refusal details all reasons for refusal of the planning application.