

Minister for the Environment

Schedule of conditions: Part of Field S552 near Pigneaux House, Princes Tower Road, St. Saviour

Planning permission: P/2023/0705

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2023/0705:

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.
- Detailed drawings of the access to La Rue de la Parade including cross-sections shall be submitted to and approved in writing by the Chief Officer before any development takes place and the development shall be carried out as approved.
Reason: To maintain highway safety in accordance with Policy TT1 of the Bridging Island Plan.
 - Prior to the first use of the access to La Rue de la Parade, visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall be retained thereafter and no obstruction to visibility of any kind shall be placed within them above a height of 0.9m.
Reason: To maintain highway safety in accordance with Policy TT1 of the Bridging Island Plan.
 - Within 14 days of the first use of the access to La Rue de la Parade, the existing access from Pigneaux Farm House and Cottages to Princes Tower Road shall be permanently closed by gating it at the point marked "Existing driveway blocked off" on drawing number 1262-P02 revision B. The gate shall be retained thereafter.
Reason: To maintain highway safety in accordance with Policy TT1 of the Bridging Island Plan and to improve the safety and amenity of the existing driveway serving Pigneaux House and its paddock and stables, pursuant to Policy GD1 of the Bridging Island Plan.
 - Within 14 days of the first use of the access to La Rue de la Parade, the existing access point in the south-east corner of Field S552 shall be permanently closed by planting, in accordance with details to be submitted to and approved in writing by the Chief Officer. The planting shall be retained thereafter.
Reason: To protect and improve the natural environment in accordance with Policies NE1, NE2 and NE3 of the Bridging Island Plan.

5. Prior to the commencement of the development, a hedgerow maintenance and management plan, including long-term objectives, management responsibilities and schedules of maintenance, for the hedgerows replanted on each side of the access to La Rue de la Parade shall be submitted to and approved in writing by the Chief Officer. The hedgerow maintenance and management plan shall be implemented and retained as approved.

Reason: To protect and improve the natural environment in accordance with Policies NE1, NE2 and NE3 of the Bridging Island Plan.

6. Notwithstanding the provisions of the Planning and Building (General Development) (Jersey) Order 2011 (or any order revoking and re-enacting that Order with or without modification), no operations falling within Class D.1 of Part 3 of Schedule 1 to the Order shall be carried out within the boundaries of the new driveway other than those expressly authorised by this permission.

Reason: To protect landscape character pursuant to Policy NE3 of the Bridging Island Plan.

END