

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal decision: P/2023/0305 (1 Traders House, L'Avenue le Bas, St Saviour)
Minister	Environment
Signatory	Assistant Minister
Lead Department	Cabinet Office
Lead Directorate	Housing, Environment and Placemaking
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	Advisor – Planning appeals
Date of Report	03/10/2024
Supplementary Report Title <i>(If applicable)</i>	Inspector's report – 1 Traders House
Supplementary Report Author <i>(If applicable)</i>	Philip Staddon BSc, Dip, MBA, MRTPI
Date of Supplementary Report <i>(If applicable)</i>	09/08/2023
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/2023/0305
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.
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Detail

Following two appeals against the approval of planning permission, reference P/2023/0305, Philip Staddon was appointed as the independent Planning Inspector to consider the appeals and all statements and other plans and documents associated with the appeal.

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

The Assistant Minister has given full consideration to the appeal papers, Island Plan policies, supplementary planning guidance and to the Inspector's report.

Having considered all aspects of the appeal the Assistant Minister decided to give full effect to the Inspector's recommendation.

Decision

To allow the appeals in part, in line with the Inspector's recommendation, and to refuse planning permission, reference P/2023/0305, for reasons specified in the accompanying Schedule of Reasons for Refusal.

End