

General Information	
Ministerial Decision Type	Deciding of: an Appeal/Case/Application/Public Inquiry
Report Title	Appeal decision: RP/2024/0253 (Land formerly known as 'The Firs', La Route de la Baie, St. Brelade)
Minister	Environment
Signatory	Minister
Lead Department	Cabinet Office
Lead Directorate	Housing, Environment and Placemaking
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public
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	10/02/2025
Supplementary Report Title <i>(If applicable)</i>	Inspector's report – Land formerly known as 'The Firs', La Route de la Baie, St. Brelade
Supplementary Report Author <i>(If applicable)</i>	DA Hainsworth LL.B (Hons) FRSA Solicitor
Date of Supplementary Report <i>(If applicable)</i>	03/02/2025
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	RP/2024/0253
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	n/a
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	n/a
Associated Law(s) and/or Subordinate Legislation	Article 116 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 an appeal against the refusal of planning permission on land formerly known as 'The Firs', La Route de la Baie, St. Brelade (RP/2024/0253), DA Hainsworth was appointed as the Independent Planning Inspector to consider the appeal, including all plans and documentation associated with it.

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

The Minister has given full consideration to the inspector's report and to the material factors referred to in it.

Decision

The Minister decided to allow the appeal and to grant planning permission, in accord with the Inspector's recommendation, for development on land formerly known as 'The Firs', La Route de la Baie, St. Brelade consisting of revisions (raise height of residential unit and various external alterations) to planning permission P/2023/0222, in accordance with the application RP/2024/0253 dated 21 March 2024 and the plans and documents submitted therewith, subject to the following conditions:

Standard conditions

- A. The development shall commence within three years of the decision date.

Reason: The development will need to be reconsidered in the light of any material change in circumstances.

- B. The development shall be carried out entirely in accordance with the approved plans and documents listed below.

Reason: To ensure that the development is carried out as approved.

Additional conditions

1. The development shall be carried out in accordance with conditions 1 to 7 inclusive subject to which planning permission P/2023/0222 was granted.

Reason: For the reasons given previously for each of these conditions.

2. Notwithstanding Standard Condition B, the first-floor west-facing lounge window shown on the approved Drawing Number 314-07A must be non-opening and must be retained as such.

Reason: To protect the privacy of Tamarind, the property to the north.

Approved plans

- 314-05A Proposed Site Plan
- 314-06A Proposed Site & Floor Plans
- 314-07A Proposed Floor Plans
- 314-08A Proposed Site Elevations & Section
- 314-09A Proposed West & South Elevations
- 314-10A Proposed East & North Elevations

Reason for decision

Having considered all aspects of the appeal the Minister decided to give effect to the inspector's recommendation and was satisfied that there were no reasons not to do so.

END