

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Request for planning application fee waiver for application at Millbrook House Hotel
Minister	Minister for the Environment
Signatory	Minister
Lead Department	Infrastructure and Environment (I&E)
Lead Directorate	Regulation (I&E)
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	Planning Applications Manager
Date of Report	11/02/2025
Supplementary Report Title <i>(If applicable)</i>	
Supplementary Report Author <i>(If applicable)</i>	
Date of Supplementary Report <i>(If applicable)</i>	Select Date of Supplemental Report. Select Date of Supplemental Report.
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>	SUB/18169 and P/2021/0478
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	Planning and Building (Fees) (Jersey) Order 2008
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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Introduction

The Minister was sent a letter by the applicant on 31st December 2024 as owner of Millbrook House Hotel, St Helier, requesting a fee waiver on their yet to be validated planning application under SUB/18169, or a refund of all (or part) of the planning fee paid under a previously approved planning application under P/2021/0478.

In support of the request, the applicant advises that he has faced the impact of COVID-19, significant cost increases and delays with appointing consultants and that all of these factors, together with rising interest rates and falling property values, especially in the hotel sector due to the impact of COVID-19 on travel in general, has meant the original planning consent has become unviable.

In addition, the originally approved scheme did not include enough flexible units of holiday accommodation including a greater provision for a degree of self-catering and as such, it was not responsive to changing needs of holiday makers and island visitors alike.

An additional £1m has been spent to revise the existing application to reflect the above and for all the reasons stated, he should be allowed to offset the entire fee amount of the circa £46k that has already been spent.

Under Article 5 of the Planning and Building (Fees) (Jersey) Order 2008, the Minister may, in exceptional circumstances, waive or refund all or part of a fee payable or paid in accordance with the order

The Minister has been briefed and has reviewed the relevant documents.

Recommendation

That the Minister considers the reasons given by the applicant as to why the fee should be waived in this case and decides whether to waive the requirement for the application fee to be paid, or the previous fee refunded, in accordance with Article 5 of the Planning and Building (Fees) (Jersey) Order 2008

Decision

The Minister has decided not to waive the requirement for an application fee as required by the Planning and Building (Fees) (Jersey) Order 2008.

Reason for decision

The Minister has reached this conclusion based on there being NO exceptional circumstances to waive or refund the application fee, as would be required by Article 5 of the Planning and Building (Fees) (Jersey) Order 2008.