

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-FIFTH AMENDMENT (P.36/2021 AMD.(45)) – AMENDMENT

LES QUENNEVAIS EVENING ECONOMY USES

Lodged au Greffe on 15th March 2022
by the Minister for the Environment

STATES GREFFE

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After the words “should be deleted”, insert the words “and, after the words “tourist destination area” there should be inserted the words “; or for new or extended uses associated with daytime economy uses within the defined centre at Les Quennevais.”

MINISTER FOR THE ENVIRONMENT

Note: After this amendment, the amendment of the Connétable of St. Brelade would read as follows –

After the words “the draft Island Plan 2022-25” insert the words “except that, within Policy ER4, part 1., the words “, the defined centre at Les Quennevais” should be deleted” and, after the words “tourist destination area” there should be inserted the words “; or for new or extended uses associated with daytime economy uses within the defined centre at Les Quennevais”

After the amendment, if amended by this amendment, the main proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, except that, within Policy ER4, part 1., the words “, the defined centre at Les Quennevais” should be deleted.” and, after the words “tourist destination area” there should be inserted the words “; or for new or extended uses associated with daytime economy uses within the defined centre at Les Quennevais”

REPORT

The Connétable's amendment seeks to ensure that the residents of Les Quennevais are not exposed to the potential impacts of late night-time economy uses, such as pubs, bars and nightclubs.

The Minister understands this view and whilst the draft plan already provides a robust framework against which proposals for night-time economy uses might be tested - to ensure that they would not unduly affect the amenities of local residents – the Minister is minded to support further amendment to the draft plan to ensure that Connétable's view might be given more definitive effect.

The Minister's further amendment seeks to **remove the potential for late night-time economy uses** to take place within the defined centre of Les Quennevais; but to allow the potential for some daytime uses to be put forward for consideration. This **includes** Class B: café and restaurants; Class G: social including gallery, museums, libraries, community centres; Class I: entertainment venues, such as cinemas, but **excludes** Class M: late night entertainment uses including bars, night clubs and public houses.

By doing this, the potential for the defined area of Les Quennevais to continue to benefit from uses which might complement the existing retail activity during the day – such as cafes and restaurants; and some cultural activities – will still be retained, which may be important to help maintain the viability and viability of the area.

The Minister is of the view that the complementary uses, such as cafes, restaurants and some entertainment venues, might be permitted to operate into the evening, to ensure that they might be viable – up to, for example 9-10pm, which could be controlled by planning condition – but not into the late night.

The effect of this further amendment on para 1. of Policy ER4 – Daytime and evening economy uses is set out below:

Policy ER4 – Daytime and evening economy uses

1. Proposals for new or extended uses associated with the daytime and evening economy within St Helier town centre, ~~within the defined centre at Les Quennevais~~ or at a tourist destination area; ~~or for new or extended uses associated with daytime economy uses within the defined centre at Les Quennevais~~ will be supported where the proposal does not have an unacceptable impact on neighbouring residents and uses.

Financial and manpower implications

There are no financial or manpower implications arising from this amendment.

Child Rights Impact Assessment implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#) and will have limited affect on the rights of children.