
STATES OF JERSEY



PLANNING COMMITTEE DECISIONS 2018

Presented to the States on 2nd April 2019
by the Minister for the Environment

STATES GREFFE

REPORT

1. Article 9A of the [Planning and Building \(Jersey\) Law 2002](#) requires that –
 - “(6) **The Planning Committee shall, within the period of 3 months following the end of a year, report to the States –**
 - (a) **the number of decisions made by the Committee under this Law during that year;**
 - (b) **the number of appeals made during that year against decisions made by the Committee under this Law;**
 - (c) **the Committee’s assessment of planning policy and any recommendations it has for its revision.**
 - (7) **Where, under paragraph (6)(c), the Planning Committee makes recommendations about planning policy, the Minister shall present to the States his or her response to the recommendations.”**
2. This report is presented to the States for the purposes of complying with Articles 9A(6) of the Planning and Building (Jersey) Law 2002.
3. The Minister will review and consider the comments and recommendations made by the Planning Committee and present his responses to the States in due course, in accordance with Article 9A(7) of the Planning and Building (Jersey) Law 2002.
4. Between 1st January and 31st December 2018, the Planning Committee has determined **86** applications.
5. Between 1st January and 31st December 2018, **14** of the Committee’s previous decisions were appealed under the new planning appeals system (7 of which were upheld and 4 of which were reversed. The final 3 decisions are awaited.).
6. Committee Members have made the following comments to the Minister during 2018 –

Committee Members comment 5.1:

The Committee decided to request a review of the criteria by which a business reached ‘bona fide agricultural status’ (in the context of the Rural Economy Strategy) (*Minute No. A10 of 25th January 2018 refers*).

Committee Members comment 5.2:

The Committee requested that consideration be given to a review of the agricultural worker policy to allow for changes in the industry (*See minutes of 23rd August 2018 for context*).

Committee Members comment 5.3:

That consideration be given to whether there was a need for input from the Committee on residential standards (for example, density levels) (*See minutes of 23rd August 2018 for context*).

Committee Members comment 5.4:

The Committee discussed the need for the compilation and maintenance of a register of agricultural workers' accommodation and/or some means of monitoring the same. The Committee was acutely aware of the amount and scale of development which appeared to be required by the industry. It was advised that, at present, a list comprising only that accommodation which was for sale was kept. (*See minutes of 15th February 2018 for context*).

Committee Members comment 5.5:

That consideration be given to the appropriateness/continued relevance of the 8 year immunity rule.

Committee Members comment 5.6:

That consideration be given to ways in which to safeguard the public realm to preserve the character of the Island – either by the creation of conservation areas or by some other means (*See minutes of 19th September 2018 for context*).

Committee Members comment 5.7:

That some thought be given to addressing the difficulties which arose as a direct result of the absence of any graduation in the Built-Up Area; sites were either inside or outside the Built-Up Area. For example, in the case of St. Aubin, a designated tourism area, there was no greater focus or protection than that afforded to a modern housing estate (*See minutes of 19th September for context*).

Committee Members comment 5.8:

That, with reference to its Minute No. A7 of 19th September 2018, consideration should be given to ways in which to safeguard special character areas (such as St. Brelade's Bay) within the Built-Up Area. The Committee was supportive of advancing the work which had been carried out in the context of the 1989 Environmental Improvement Plan for St. Brelade's Bay. It was recognised that there were other special character areas within the Built-Up Area which should also be afforded greater levels of protection. (*See minutes of 18th October 2018 for context*).