

**LA FONTAINE HOTEL, LA ROUTE DE BEAUMONT,
ST. PETER: DEVELOPMENT IN AIRCRAFT NOISE ZONE 1**

**Lodged au Greffe on 8th September 1998
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

- (a) to support the Planning and Environment Committee's intention to grant permission for the proposed conversion of La Fontaine Hotel, La Route de Beaumont, St. Peter (as shown on drawing No. 588/1) into residential and/or lodging house apartments, the site being situated within an area designated as Aircraft Noise Zone 1 on the Island Map as amended 1/87, as an exception to the States policies regarding the development of land within that area;
- (b) to authorise the Greffier of the States to sign the said drawing on behalf of the States.

PLANNING AND ENVIRONMENT COMMITTEE.

REPORT

1. Introduction

This report recommends that the States support the Planning and Environment Committees intention to grant permission for proposed alterations and conversion of La Fontaine Hotel, La Route de Beaumont, St. Peter, into residential apartments and/or lodging house accommodation, as an exception to the approved policies for development in Aircraft Noise Zone 1.

2. Approved Noise Zone policies

The site lies in Aircraft Noise Zone 1, and the States approved policies for that area are set out in a report of the former Island Development Committee which was approved by the States on 7th December 1982 (P.155/82). These policies require that applications for additional new dwellings in that area should normally be refused.

3. Application details

The application details and reasons for the recommended policy exception are outlined below -

3.1. Existing site and buildings

La Fontaine Hotel lies on the northeast side of La Route de Beaumont, close to the airport road roundabout.

The existing hotel comprises the main building, which is part two-storey and part three-storey, with a predominantly flat roof, and a two-storey granite annexe alongside. The hotel is set in grounds of approximately four vergées.

The hotel has no current tourism grade and was previously registered for 64 persons. The hotel is in a poor condition.

3.2. Proposal

The initial submitted application was for alterations/conversion of the hotel into 25 lodging house units, but this has now been revised to alterations/conversion of the main hotel building into 20 residential apartments and conversion of the annexe into five lodging house units.

The proposed alterations are mainly internal, but the external appearance of the main building will also be improved with a rationalisation of window openings, a new balcony and extended pitched roof.

3.3 Response to consultations on application

Harbours and Airport Committee - the proposal is contrary to Noise Zone policies and would need reference to the States if the Planning and Environment Committee is minded to approve. Unlikely that site would ever lie outside Noise Zone 1, despite moves to reduce Noise Zones as a consequence of the advent of quieter aircraft. Should development be permitted, there would need to be full noise insulation/double glazing and the Harbours and Airport Committee would not accept any responsibility for claims against future noise disturbance. There should be no increase in overall height of the proposed dwellings and the lighting layout will need to be considered.

Tourism Committee - the existing hotel building is of a poor standard and located under the flight path, and the loss of this building for visitor accommodation would not be opposed.

Housing Committee - general comment that Housing Committee has a duty to ensure that the resident population is sufficiently housed, and supports any application when there would be provision of additional residential accommodation for persons with

residential qualifications. In the event that a proposed conversion is for Registered Lodgings the Housing Committee is not averse to their provision in view of the demand and high prices currently in the market place, for which the provision of more such units can only be of assistance.

Environmental Health Department - the accommodation should comply with approved lodging house standards.

Parish Roads Committee - no objections.

Neighbours - no objection letters received.

4. Planning considerations

The Planning and Environment Committee is minded to grant permission as an exception to the Noise Zone policies for the following reasons -

- (a) the existing hotel is of a poor standard and condition, and its loss from the tourism market is not opposed by the Tourism Committee;
- (b) the proposed works associated with its conversion to habitable accommodation will lead to a considerable improvement in the appearance of the building and its associated grounds, in this prominent location;
- (c) the conversion, whether for residentially qualified occupation or lodgings, will make a contribution to the Island's housing needs. (The tenure of occupation of the building, either for lodging units or residentially qualified units, is not a matter for consideration under the Island Planning Law, but is a separate matter for control under the Lodging House and the Regulation of Undertakings and Development Laws). The current application falls to be considered by the Planning and Environment Committee on its planning merits alone, and it is

emphasized that the sole reason for submitting this proposition to the States concerns the exception to the Noise Zone policies.

5. Conclusion

Having regard to the circumstances of the case, the Committee hopes that the States will support its intention to grant permission. Because the proposal involves conversion of existing premises, approval will not prejudice the existing policies for new development in Aircraft Noise Zone 1.