

**FORMER STAMPERS FOODSTORE,
LA ROUTE DE BEAUMONT, ST. PETER:
DEVELOPMENT IN AIRCRAFT NOISE ZONE 1**

**Lodged au Greffe on 2nd June 1998
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

to support the Planning and Environment Committee's intention to grant permission for the redevelopment of the former Stampers Foodstore in St. Peter's Village (as shown on drawing No. 589/1) to provide four three-bedroom flats, the site being situated within an area designated as Aircraft Noise Zone 1 on the Island Map 1/87, as an exception to the States policies regarding the development of land within that area.

PLANNING AND ENVIRONMENT COMMITTEE

REPORT

1. Introduction

This report recommends that the States support the Planning and Environment Committee's intention to grant permission for redevelopment of the former Stampers Foodstore in St. Peter's Village for four three-bedroom flats, as an exception to the approved policies relating to development in Aircraft Noise Zone 1.

2. Zoning/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 be refused.

3. Details/reasons for recommended policy exception

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

3.1.1. Existing building

The former Stampers Foodstore lies in the middle of St. Peter's Village, located on the west side of La Route de Beaumont within a row of existing dwellings. The existing building has an authorised use for retail purposes at ground floor (presently vacant) with a first floor flat above.

Customer parking for the site is presently provided by a narrow front forecourt, which means that cars need to reverse out on to the main road (or reverse into the site from the main road), thereby constituting a highway safety hazard.

3.1.2. Application proposal

The application is for the demolition of the existing building and its replacement with a new two-storey building to provide four three-bedroom flats.

As part of the proposal, the front parking area would be removed and a low granite wall erected along the back of a new public pavement.

Car parking for the new flats would be provided within a rear yard and carport area.

3.1.3. Consultations

Harbours and Airport Committee - no objections from safety viewpoint, but proposal would be contrary to Noise Zone policies and would need reference to the States if the Planning and Environment Committee is minded to grant permission.

Environmental Health Department - application should be rejected since site located within Aircraft Noise Zone 1.

Housing Committee - if approved, the Housing Committee would accept that the new units would be sufficient to replace the flat which already exists on site and the two properties affected by the approved car park extension at Le Riches Red Houses store.

Public Services Department - no objections (subject to detailed requirements re footpath).

Parish Roads Committee - no objections.

Neighbours - no objection letters received.

3.1.4. Planning considerations

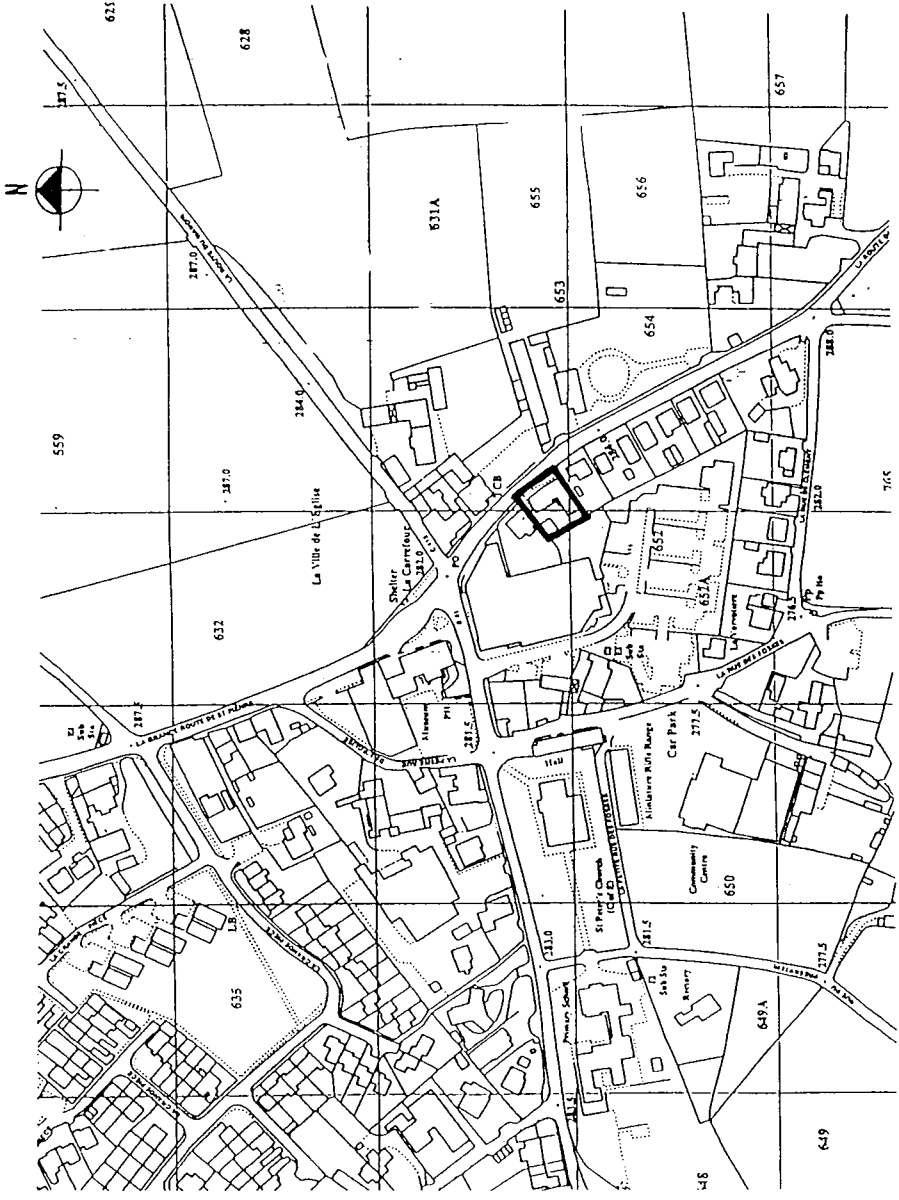
The Planning and Environment Committee is minded to grant permission as an exception to the Noise Zone policies having regard to -

- (i) the location of the site well within the existing built up area, between existing houses and at the edge of the Noise Zone boundary;
- (ii) the highway safety benefits resulting from extinguishment of the existing retail use and front forecourt parking alongside the main road;
- (iii) the visual improvement resulting from the development of a more attractive new building and removal of the front car parking.

Members may recall that, in November 1996, the States agreed a Noise Zone exception to allow the erection of a new dwelling on a nearby site just to the south (next door but one) at a property called Les Buissons.

4. **Conclusion**

Under the above circumstances the Committee hopes that the States will support its intention to grant permission. The formal permit would include a condition requiring provision of adequate noise insulation.



FORMER STAMPERS FOODSTORE, LA ROUTE DE BEAUMONT, ST.PETER. Location Plan

Boundary information supplied by The States of Jersey Planning Office, but no responsibility can be accepted for error

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