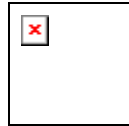


GROUVILLE BAY HOTEL SITE - DEVELOPMENT

**Lodged au Greffe on 5th January 1999
by the Connétable of Grouville**



STATES OF JERSEY

STATES GREFFE

175

1999

P.2

Price code: A

PROPOSITION

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

to request the Planning and Environment Committee, when considering the application by Dandara Island Homes Limited, under Article 6 of the Island Planning (Jersey) Law 1964, as amended, for development permission in respect of the Grouville Bay Hotel site to ensure that best use is made of the site area and that the new building is constructed no higher than the present hotel building on the north and south-east sides and no higher than two stories elsewhere on the site.

CONNETABLE OF GROUVILLE

Report

The building has been a prestigious hotel for a number of years, but recently been allowed to become extremely run down.

On 17th December 1996, the Dandara Island Homes applied for permission to construct 37 flats on the site. During the period January to May 1997, numerous objections to the proposals from neighbours and parishioners were made to myself, the Parish Deputy and the Planning and Environment Committee.

On 22nd May 1997 due to their concerns I called a public meeting which was attended by over 100 people, the President of the Planning and Environment Committee, Senator Nigel Quéréé, and officers. The objections were in the main not over the development but the sheer scale of the buildings, which totally dwarfed neighbouring properties.

In my view, public pressure and intense media and Island interest resulted in the application being refused on 6th June 1997, due to the fact that the site was of prime value to the tourism industry, and therefore the proposed development was not in the best interests of the community.

Dandara immediately appealed against this decision and on 11th June 1998, planning permission for 32 dwellings was given by the Committee.

As a result of this decision, objections were once again received that the proposed development was still unacceptable due to its sheer size. Other concerns related to the vehicular access via a one way by-road and across common land.

On 30th September 1998 I placed the Grouville Bay Hotel development on a Parish Assembly agenda which once again resulted in the rejection by parishioners of the development due to its size.