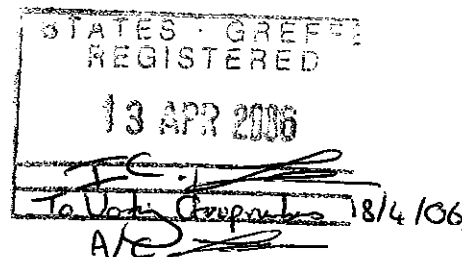


13th April 2006

Ian Clarkson Esq.,
Scrutiny Officer,
States Greffe,
Morier House,
St Helier
JE1 1DD



Dear Mr Clarkson,

Development at Beau Regard, La Route du Petit Clos, St Helier

We would like to register a complaint about the manner in which planning permission was granted for the above development.

An existing bungalow, "Beau Regard", was demolished and replaced by three two-storey houses.

Our request to you is that you review the whole planning process for this development and, if possible, arrive at a conclusion as to whether a permit should have been granted or not.

Our main concerns are as follows :-

- [a] That the first application submitted by the developer was turned down but that the second application was granted with apparent indecent haste and still clearly demonstrating gross overdevelopment and incongruity with the other properties in the immediate vicinity of the site.
- [b] That the views of neighbours, writing in to complain about the proposed development, seem to have been overlooked and letters of complaint seem to have been lost or not properly registered and acknowledged.
- [c] That a number of the drawings which were submitted by the developer, in support of his application for planning permission, appear to contain knowingly inaccurate information, biased in favour of the proposed development [further more detailed information about this item can be seen in copies of correspondence which we have attached hereto].

As mentioned above, we attach hereto copy correspondence which gives a brief history of the events leading up to the present.

We would strongly recommend that you actually come and look at the new development - we can almost guarantee that your first thought will be "how did they get a permit for that ?"

Please contact us if you need any further information or clarification of any of the above or the attached.

Yours sincerely,

V. Roberts J. Roberts

Mr & Mrs V Roberts

Timetable of events-

April 2004 – first application appeared in the J.E.P. for 4 houses to be built on the Beau Regard site. Residents had a week to submit their objections and I have copies of letters sent by:

1. Mr and Mrs Benest, 'Penywern', La Route du Petit Clos on the 29th April. (Mr and Mrs Benest also wrote to Constable Crowcroft, Deputy Bridge and Deputy Southern)
2. Mr and Mrs Roberts, 'Primrose Hill' on the 30th April.
3. Mr Le Vesconte, 'Peter Pan Villa'.
4. Mr John Clark (Mrs Clark's son), 'Morning Dawn' on the 4th May. (Mr O'Donohue, 'Adderley' and Mr and Mrs McCue, 'Fairvale Lodge'- both parties maintain that they sent letters of objection at this point).

In a letter from Senator Le Main on the 4th November, 2005, he said that he had looked at the plans and found that according to a Committee report of the 4th October 2004 it states that only the letter from Mr and Mrs Roberts was received. This is very strange as I have copies of the replies sent to all four households and in addition to these, a reply to Mrs S Clarke of 'Fairvale'.

June 2004 – Letters were sent out to the complainants stating that ~~planning had been refused on the grounds that it was not in keeping with the area, the development is cramped to the boundaries of the site (overdevelopment), inadequate justification is made to demolish the existing dwelling as it appears to be suitable for continued habitation.~~

October 2004 – second application appeared in the J.E.P. on the 11th October, this time for 3 houses. I have copies of letters sent by:

1. Mr and Mrs Benest on 15th October
2. Mr and Mrs Roberts on 15th October
3. Mr and Mrs McCue, 'Fairvale Lodge' 16th October
4. Deputy Southern sent a letter to Planning on behalf of Mr and Mrs Benest appealing for the objections to remain valid i.e. planning to be refused again.

December 2004 – Letters were sent to emphasise growing concern about activity on the site before planning permission by:

1. Mr and Mrs Roberts on 4th December
2. Mr and Mrs McCue on 5th December

30th December 2004 – All complainants received a letter stating that permission had been granted for the demolition of the bungalow and to construct 3 three-bedroomed dwellings.

October 2005 – Mrs Benest contacted the then Deputy Le Main and after his visit to the site he was terribly concerned about the whole affair and even allowed a feature to appear in the J.E.P. stating that he was ashamed to have been president of Housing and not being aware of this over-development. (Please refer to photocopy of newspaper feature).

January 2006 – Mr and Mrs Roberts, on the advice of an advocate, investigated the plans at the Planning Office to make sure the plans were being adhered to. It was then that the discrepancies in the planning application were discovered.

This is the point at which Senator Le Main became actively involved and gave us his overwhelming support.

February 2006 - Senator Le Main suggested that we write to him outlining our list of complaints and obtain as many signatures as possible to support them. (Please refer to the attached copy of this letter and accompanying petition).

(In February 2006 John Clark sent a fax to Planning complaining about the insertion of rooflights, permission for which was granted retrospectively).

April 2006- Senator Le Main has now suggested that we all write individually to Deputy Duhamel to complain about features of the planning process in our case.

The residents of La Route du Petit Clos and Highfield Estate have now been advised of the communication of 6th April when Mr Ian Clarkson informed Mrs Roberts of the correct procedure for sending in letters of complaint about the planning process in our case. Hopefully the residents can find time to do this before the closing date of 28th April.



STATES OF JERSEY

From Senator Terry LeMann
Outwood
5 Rue de Maupertuis
St Hellement - JE26NG
28.03.06

Deputy Rob Duhamel
Chairman Environmental Scrutiny Panel
Scrutiny Office
Morieu House
St Helier JE1 1DD

Dear Rob

As part of your proposed examination
of the planning process are you able to
include this very real complaint over
the way and manner this application was
dealt with - a real wrong has been
done to these residents - please could
you call Mrs Roberts etc on Tel
who will explain and show the damage
and harm caused by a very bad decision
of wrong information being given.

Yours sincerely
Terry LeMann