

27th April 2006

The Planning Process
Scrutiny Office
Morier House
St Helier
JE1 1DD

Dear Sirs

**PLANNING PROBLEMS, IE. THE SYSTEM AND
THOSE INVOLVED!**

LEZARDRIEUX
La Rue de La Houquette
St Clement

One of the previous, that is previous to this year, planning committee, who incidentally passed the plans for the above property, told me that the new building would be 1.5 metres higher than the original building. I believe that the person actually and sincerely believed it.

Senator Ozouf announced in the JEP dated 30/11/05, that it is 7 feet higher than the original building.

In my humble opinion, the new building is almost 20 feet higher!

I would suggest that the States Members who made up the committee that passed this and other developments, to put it bluntly and to avoid any misunderstanding, were conned by the planning officers.

LA RUE DE JAMBART DEVELOPMENT
St Clement

I am not prepared to comment on the general development as I may end up in Court!

What I fail to understand is that, generally one would have drawings prepared by an architect or another and the same would be passed to Planning. Those plans would then be considered and a decision made if the same was acceptable or not. Twice in the last five years I have been the recipient of a practice which I do not understand. Firstly an extension was passed for the property next door to mine, LEWSDEN. It was a large extension so I visited the planning office to inspect the plans. There were no windows overlooking my property whatsoever. Whilst the building works were underway I was away on vacation. To my surprise, when I returned, I found that an extra window opening had been created in the western first floor wall of the extension. There was nothing in the JEP, no retrospective application, nothing. After writing to Planning about this I eventually received an apology some three years later! According to a letter dated 31st May 2005, the Building Control Officer gave verbal permission! No consultation with the immediate nextdoor property owner, can this be correct? I am also enclosing a copy of a letter I wrote to planning dated 13th October 2000 which I believe to be self explanatory.

My second experience is more recent. Towards the end of last year, Mr Tony Gottard, Principal Planner, granted me an interview which was very much appreciated by the writer. During the course of this discussion we looked over the plans which had been passed for the Jambart Lane Development and in particular those in the immediate vicinity of Chez Nous which belongs to the writer. He and I agreed that there were no windows of any description facing west above shute height, this included plot number 51. Plot number 51 was the reason I had made the appointment with Mr Gottard as there was studwork in the roof space. After being advised that there were to be no windows at all at this height. He showed me number 51 and that there were dormer windows in the Eastern elevation of the roof space. This year, after the writer being out of the Island for some four weeks, I returned to see two roof lights, Velux type windows, in the Western side of the roof of number 51! When contacting Mr Gottard he was I believe genuinely surprised, so much so that he did not believe me. Within twentyfour hours he returned to me and advised that yes there were roof lights in number 51's roof and on

the Western side. After making investigations, Mr. Gottard wrote me with what I personally consider to be a very weak explanation. I must at this point make it clear that I do not hold Mr. Gottard responsible in any way shape or form in this particular instance. It would appear that one hand does not know what the other is doing and I am making every attempt to be polite! Mr. Gottard wrote to me in a letter dated 20th February this year and I would quote one paragraph.

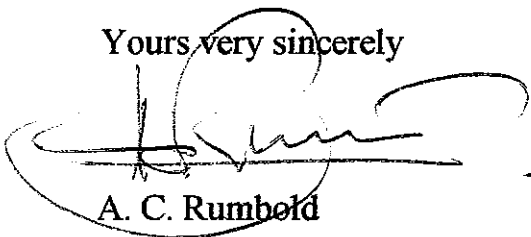
“The situation appears to have occurred because the planning and building applications are dealt with under different laws and a separate process. Whilst the system generally works very well, occasionally changes required under the building control law do not filter through to planning, as clearly happened on this occasion.”

Mr. Gottard went on to say that he did not believe my privacy had been affected. He totally missed the point. I, or anyone else going to inspect plans at the planning office prior to them being considered, should they not be the FINAL plans available for inspection not plans which can be changed without consultation with any interested party?

There are in my humble opinion many things that are totally wrong with the procedures but unfortunately this department of the Civil Service is similar to others, no controls from the elected politicians.

Perhaps I should at this juncture mention that I am the person who formed a committee in St Clement in an attempt to stop or even reduce some of the unwanted development in the Parish. It was a member of my committee who took a proposition to the States and was successful in obtaining a two to one decision AGAINST proceeding with the Jambart Lane Development. To conclude, do you remember some years ago, the planners coming to a Parish meeting with a proposal for 45 first time buyer houses at Jambart Lane? Do you also remember the planners going away from that meeting and without any further consultation, passing the current 76?

Yours very sincerely

A handwritten signature in black ink, appearing to read 'A. C. Rumbold', written over a horizontal line. The signature is stylized and somewhat cursive.

A. C. Rumbold

13th October 2000

States of Jersey Planning & Environment Committee
Planning & Building Services
South Hill
St Helier
JE2 4US

FOR THE ATTENTION OF ANDREW TOWNSEND, Senior Planner

Dear Sirs

RE: -Lewsden La Rue de Jambart [5357/L]

I am writing further to an entry in the Jersey Evening Post of 6th instant appertaining to the above property owners seeking permission for a two-storey extension to the east elevation.

The first observation I would make is the fact that there was not a site plan available for any interested party to inspect. Is this not a requirement?

The second point I wish to bring to your attention is the fact that the floor plan shows the southern boundary of "Lewsden" as being considerably longer than it is. It shows, or it is possibly attempting to present an illusion that the boundary is longer than it actually is. I can advise you that the distance between the western elevation and the western boundary, which just happens to be my property's eastern boundary as well, is 6feet 2inches or 1-88m. As the distance between Alton Lodge and the boundary is the same distance, this equates to a distance of 12feet 4 inches or 3-76m between my eastern elevation and the western elevation of "Lewsden". I have to say that a correct site plan would hopefully confirm this.

If my memory is correct, I recollect that I saw the terminology "minor works" some where on the drawings. It mentions nothing about demolishing the existing garage and utility room in the J.E.P. entry and then almost doubling the size of the existing bungalow.

Your observations and at some time your advise that the site plan is available for inspection would be appreciated.

Yours faithfully

A.C.Rumbold.