

**Officer Committee Report**  
**General Item**

<b>Site Address</b>	Original (Refused)1: Field 164, The Homestead, La Rue de L'Etocquet, St. John. Proposed: Heatherbrae Farm, La Grande Route de St. John, St. Helier
<b>Applicant</b>	Reg's Skips Limited
<b>Description</b>	Change of use from dry storage to commercial.
<b>Type</b>	Planning
<b>Date Validated</b>	20/05/2004
<b>Zones</b>	Countryside Zone, Water Pollution Safeguard Area
<b>Policies</b>	G2 – General Development Considerations C6 – Countryside Zone
<b>Reason for Referral</b>	Pre-application advice for a business (Reg's Skips) which is currently seeking alternative premises for their skip hire and sorting business. A recent application was refused by the Committee following a Request for Reconsideration.

<b>Summary/Conclusion</b>	Following the refusal of permission for Reg's Skips to occupy a site in St. John (The Homestead) the business has sought to find a suitable alternative site. Whilst the site falls within the Countryside Zone where the creation of commercial uses is presumed against, the introduction of a small amount of commercial use onto a site already intensively used for dry storage would not appear to have any detrimental impact on the character or amenity of the surrounding area.
<b>Recommendation</b>	Advise Reg's Skips that it is appropriate to submit an application for assessment and that it will be viewed (provided all other issues can be adequately resolved) favourably.

<b>Site Description</b>	The site contains two former agricultural/dairy sheds which have consent to be used for dry storage. The site is occupied by one main user (Jubilee Scaffolding) and several other much smaller users. The site is very close to La Grande Route de St. Jean and as such has very good highway links and a wide, safe access.
<b>Relevant Planning History</b>	P/2002/0756 <b>Approved</b> Change of use of redundant dairy buildings to dry storage.
<b>Existing use of Land/Buildings</b>	Dry storage
<b>Proposed use of Land/Buildings</b>	A small internal area of shed and former (external) silage clamp are proposed to be used for the storage and sorting of skips.

**Consultations**

Not relevant at this stage.

**Summary of Representations**

None at this pre-application advice stage.

**Planning Issues**

Before this business makes an application for the site and bearing in mind their difficulty in finding a suitable site previously, it is proposed to seek the Committee's advice with regard to allowing the proposed change of use at pre-application advice.

**Policy Considerations** The site falls within the Countryside Zone, but already has consent for the dry-storage use. However, Reg's Skips are slightly different in nature as they process and sort materials on site and are therefore considered a commercial use. Whilst it is not desirable to see a large site given over to commercial activities in the countryside, it has proven difficult for Reg's Skips to find a suitable alternative site in the Built-up area that would not detrimentally effect neighbouring residents. As they only propose to use a small proportion of the shed and outside storage areas for their business the use is relatively low key and shares certain characteristics with the approved 'dry-storage' use.

**Impact on Neighbours** The nearest neighbour to this site is the owner, who has approached the Department with this suggestion. It is considered that whilst it is proposed to convert a small part of the shed to a commercial use (rather than the whole site), this will not be damaging to the character of the countryside as the use is similar in nature to those already located on site.

**Access, Car parking and Highway Considerations** The proposed user has 4 skip lorries which it would operate from this site. Three are stored off site (out of business hours) and the fourth would be stored here. A detailed site plan indicating a staff parking area and sorting area has not yet been provided, but would form part of any application.

**Recommendation**

Advise Reg's Skips that it is appropriate to submit an application for assessment and that it will be viewed (provided all other issues can be adequately resolved) favourably.

**Conditions/Reasons**

Not relevant at this stage.

**Background Papers**

1:2500 Location Plan (proposed new site)  
Letter from owner dated 24<sup>th</sup> January 2005  
Site plan (not to scale)

**Endorsed by:**

Date: