

PARISH OF ST BRELADE

PARISH ASSEMBLY

	Minutes of an Assembly of Principals and Electors of the Parish of St Brelade held at St Brelade's Parish Hall on Tuesday 24 February 2026 commencing at 19:00 hours.
President of Assembly:	Connétable M K Jackson, presided.
Convening Notice:	The Convening Notice was read by the Parish Secretary.
1. Minutes of Previous Assembly:	The Minutes of the previous Assembly of Principals and Electors of the Parish of St Brelade held on 27 January 2026 were adopted as read and signed following a proposition by Deputy Jonathan Renouf which was seconded by Mr Christopher Cooke with all in favour.
2. Timbers Timbers Ltd Application for 3rd category (Restaurant Licence in accordance with Article 5 (1) of the Licensing (Jersey) law, 1974 as amended:	<p>In accordance with Article 5 (1) of the Licensing applications for recommendation to the Licensing Assembly.</p> <p>Name: Timbers Company: Timbers Ltd (Previously Kismet Cabana) Category: 3rd Category (Restaurant)</p> <p>Buisness Address: Ouaisne Car Park Le Mont du Ouaisne St Brelade JE3 8AW</p> <p>The Assembly considered the application of Timbers Limited (formerly Kismet Cabana) for a Third Category Restaurant Licence in respect of the beach kiosk at Ouaisne</p> <p>Mr Jack Le Brun, the applicant explained that the intention was to operate a small, food-led beach cafe with the ability to sell alcohol to customers. Proposed hours were approximately 8.00am to 5.00pm. The operation would be modest in scale (maximum approximately 40 persons within a cordoned area), primarily serving tourists, walkers and beach users. Occasional afternoon music was mentioned. It was stated that the premises would not operate as a late-night venue.</p> <p>Advocate John Kelleher addressed the Assembly on behalf of Mr Nigel Jagger, Seigneur of the Fief de Noirmont, Advocate Peter Mourant, a tenant and Jersey Property Holdings opposing the application.</p>

The objection was on the basis that:

The kiosk is situated on common land (Commune).

The applicant does not have the permission of the landowner (the Seigneur), nor the consent of the tenants of the commune.

The land (including the car park and toilets) was subject to a historic lease to the Public of the Island (States of Jersey), and no permission has been granted by Jersey Property Holdings for the kiosk to be placed or operated as a cafe.

Under the Licensing (Jersey) Law 1974, the applicant must confirm ownership or lease of the premises and provide written consent from the owner for the proposed use. Such consent has not been given.

It was further stated that previous licensing applications had encountered similar issues and that, while the Seigneur was not opposed in principle to a cafe operating from the site, this would need to be regularised legally and subject to an appropriate rental arrangement with funds being directed towards the maintenance of the Commune land.

The Connétable read a letter from Mr Clive Heal supporting the application.

A letter from Mr and Mrs McLachlan, inhabitants of a property, adjacent to the proposed site, raised concerns regarding ownership, legality, and suggested conditions including limited hours and consumption of alcohol only with food.

Mr Jenkins, proprietor of The Smugglers Inn and tenant of the Commune, spoke expressing concern regarding the viability of another licensed premises in Ouaisne and the impact on his year-round business and staff.

Mr Le Brun, the applicant stated that a former business had operated for approximately 25 years and that the intention was to provide a responsible, small-scale service, not in direct competition with existing public houses.

The Connétable advised that any person speaking at the Assembly would be entitled to address the Licensing Assembly.

There being no further questions, the Connétable asked for a proposer and seconder, Ms Natalie Parkin proposed the recommendation and Mr Julian Skelly seconded. The

	<p>Assembly voted to recommend the application to the Licensing Assembly with 12 in favour of the application and 3 against.</p> <p>It was noted that recommendation by the Parish does not guarantee approval by the Licensing Assembly.</p>
<p>3. The Pantry by Kismet Cabana Ltd. Application for 1st & 6th Category (Taverners & off licence) in accordance with Article 5 (1) of the Licensing (Jersey) law, 1974 as amended:</p>	<p>The Assembly considered the application of The Pantry by Kismet Cabana for a 1st and 6th Category, Taverners & Off Licence.</p> <p>Name: The Pantry by Kismet Cabana Company: kismet Cabana Limited</p> <p>Category: 1st & 6th Category (Taverners & off Licence)</p> <p>Business Address: La Haule Farm Le Mont au Roux St Brelade JE3 8BD</p> <p>Mr Christopher Lister explained the business is a farm shop using local produce. The licence is needed to allow for off sales of local produce and alcohol, and to host up to 12 small, seasonal events per year (maximum 16-20 people). These events would be food and drink tastings intending to be educational and community focused, not late night parties.</p> <p>The property owner, Mr Michael Marrett- Crosby spoke in full support of the application, noting the applicant had engaged constructively with neighbours and the project had already helped a farmer expand his business.</p> <p>Centenier Michel Bougeard expressed concern that the license could lead to the site becoming a pop up bar or late night venue, contrary to the family oriented nature of the area.</p> <p>Mr Lister reassured the Assembly that the events would be small. Organised and ticketed. He was also willing to accept restrictions to prevent any such outcome.</p> <p>There being no further questions, the Connétable asked for a proposer and seconder, Mr Michael Marrett- Crosby proposed the recommendation and Ms Natalie Parkin seconded. The</p>

	<p>Assembly voted to recommend the application to the Licensing Assembly with 21 in favour of the application and none against</p> <p>The Connétable advised the Licensing Assembly will be held in the Royal Court on Thursday 19 March 2026 at 10.00am.</p> <p>Any person who spoke at the Parish Assembly is entitled to appear before the Licensing Assembly.</p>
	<p>There being no further business the Chairman thanked the 24 people present for their attendance. The meeting was declared closed at 19.35 hours.</p> <p>Signed : _____ Dated : _____</p> <p>M K Jackson Connétable</p>