

STATES OF JERSEY



ISLAND PLAN 2002: FIELD 622, ST. OUEN – REZONING

Lodged au Greffe on 19th April 2010
by the Connétable of St. Ouen

STATES GREFFE

PROPOSITION

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

to refer to their Act dated 11th July 2002 in which they approved the revised draft Island Plan as a Development Plan under Article 3 of the Island Planning (Jersey) Law 1964, and –

to request the Minister for Planning and Environment to take the necessary steps to bring forward for approval a revision to the Island Plan 2002 to provide that the eastern part of Field 622, Rue de la Croûte, St. Ouen be rezoned from the Green Zone to the Built-Up Area, with a condition that the rezoning can only be used for the building of sheltered accommodation for the elderly.

CONNÉTABLE OF ST. OUEN

REPORT

In 2007 the Parish was bequeathed a sum of money to be spent on the building of further Sheltered Homes for the Elderly in the Parish of St. Ouën. Along with other conditions attached to the Will, the Parish was obliged to identify a piece of land, to obtain the use of it and to submit the necessary applications to the Planning Authority within 3 years of the Will being registered.

Mindful of the fact that any site for the housing of elderly persons needed to be suitable for the purpose, within easy reach of shops, doctors' surgery, chemist and Post Office, the Parish considered those fields which lay adjacent to the present development around the Parish Hall. A further consideration that the elderly residents should, if possible, have this access without the need to cross a major road, was something which was paramount in the Parish authorities' minds in reaching a decision.

The Parish, having identified Field 622 as being the only suitable field for the construction of such homes, then undertook a consultation period with neighbouring residents as well as other interested parties in the Parish. On 17th November 2009, the Parish Assembly agreed to submit Field 622 for consideration in the new Island Plan.

Prior to the November Assembly, the Trustees, together with the agreement of the Beneficiaries, had successfully applied to the Royal Court to have the terms of the Will amended to allow the 3 year restriction to be lifted. This was done because it was accepted that in 2009, such a restriction could not be complied with in view of the present Planning procedures.

Since the November date, a further delay in the production of the Island Plan has been announced by the Minister for Planning and Environment; and the Parish authorities have met with the Trustees of the Will, who do not believe that the Benefactor would accept any real delay beyond the date stated in the Will.

The Parish is therefore now in the position that it needs to seek the agreement of the Minister for Planning and Environment to bring a rezoning proposition to the States in advance of the new Island Plan, if the senior citizens of St. Ouën are to benefit from this generous bequest.

Financial and manpower implications

There are no financial or manpower implication for the States arising from this proposition.

