

UNION STREET, ST. HELIER: PURCHASE OF LAND

**Lodged au Greffe on 25th September 2001
by the Public Services Committee**



STATES OF JERSEY

STATES GREFFE

180

2001

P.139

Price code: B

PROPOSITION

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

- (a) to authorise the acquisition on behalf of the public, of four areas of land as follows -
- (i) 34 and 36 New Street, 1, 3, 5, 7 and 9 Union Street, St. Helier- 1089 square feet of land (as shown diagonal hatched on drawing No. 632/01/29) from "Solest Holdings Limited";
 - (ii) 13 Union Street, St. Helier- 336 square feet of land (as shown cross-hatched on drawing No. 632/01/29) from "Feature Limited";
 - (iii) 14½ Union Street, St. Helier- 446 square feet of land (as shown horizontal hatched on drawing No. 632/01/29) from "Cass Properties Limited";
 - (iv) 15 Union Street, St. Helier- 175 square feet of land (as shown vertical hatched on drawing No. 632/01/29) from "Cass Properties Limited";

for the purpose of implementing a road improvement scheme as approved by the States on 10th May 1978 and reaffirmed in the Island Plan Town Map approved by the States on 10th November 1987;

- (b) to agree that, if it is not possible to agree a fair and proper price with the owners, the Public Services Committee should be empowered in exercise of the powers conferred by Article 3 of the Roads Administrator (Jersey) Law 1960, as amended, to acquire the land by compulsory purchase, in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law 1961, as amended;
- (c) to authorise the Attorney General and the Greffier of the States to pass on behalf of the public any contracts which it might be found necessary to pass in connexion with the purchase of the said land and all interests therein;
- (d) to authorise the payment or discharge of the expenses incurred in connexion with the purchase of the said land, and all interests therein, from the Planning and Environment Committee's Capital Vote of Credit - "Acquisition of Land - Major Reserve" (Vote No. C0904).

PUBLIC SERVICES COMMITTEE

- Notes:
1. The Planning and Environment Committee's comments are to follow.
 2. The Finance and Economics Committee supports the proposition to purchase the four areas of land detailed, using compulsory purchase powers, if necessary.

Report

The Department of Property Services has for a number of years attempted on behalf of the Committee to acquire areas of land to facilitate a road improvement scheme on the south side of Union Street, St. Helier, as approved by the States on 10th May 1978 and reaffirmed in the Island Plan Town Map as part of Policy TR9 in November 1987.

The area of land fronting 17 Union Street is already in the Public ownership, having been purchased on 17th June 1983 for £1,500.00. Terms have also been agreed with the owners of 11 Union Street to purchase another strip of land fronting their property.

Negotiations to purchase the remaining areas of land required in connection with the road widening scheme have not, to date, resulted in agreement being reached with the owners.

The areas of land to be acquired which are currently undeveloped privately owned pavements and free from buildings are -

- (i) 34 and 36 New Street, 1, 3, 5, 7 and 9 Union Street (1089 square feet);
- (ii) 13 Union Street (336 square feet);
- (iii) 14½ Union Street (446 square feet);
- (iv) 15 Union Street (175 square feet).

The States are asked that, in the event of it not being able to reach agreement with the owners for the purchase of the land, the Committee be granted compulsory purchase powers conferred by Article 3 of the Roads Administration (Jersey) Law 1960 as amended, in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law 1961, as amended.

The price to be paid for the roadway will be determined in due course by the Board of Arbitrators as part of the compulsory purchase procedure. There are no manpower implications for the States.

