

**SITE OF THE FORMER FINE GEMS AND CRAFT CENTRE,  
LA ROUTE DU OUEST, ST. OUEN**

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**Lodged au Greffe on 30th January 2001  
by the Planning and Environment Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

180

2001

P.12

Price code: B

## **PROPOSITION**

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

- (a) to authorise the purchase from Beck Limited of the property known as the site of the former Fine Gems and Craft Centre, La Route du Ouest, St. Ouen, and the adjacent private roadway (as shown on drawing No. 1819/01/14) for £800,000 (Eight hundred thousand pounds), with each party being responsible for their own legal fees, for the purpose of maintaining the land as open space for the benefit of the Public of the Island;
- (b) to authorise the Greffier of the States to sign the said drawing on behalf of the States;
- (c) to authorise the payment or discharge of any expenses incurred in connexion with the acquisition of the said land;
- (d) to authorise the Attorney General and the Greffier of the States to pass on behalf of the Public any contract it may be necessary to pass in connection with the purchase of the said land and any interest therein.

### **PLANNING AND ENVIRONMENT COMMITTEE**

Note: The Finance and Economics Committee's comments are to follow.

## **Report**

The former Fine Gems and Craft Centre was demolished earlier this year by Beck Limited, who purchased the property with the intention of re-developing it for housing. Originally, the company considered developing the site for six houses, but after due consideration, the Planning and Environment Committee gave development permission for two two-storey five-bedroomed dwellings. The company subsequently suggested developing the site for first-time buyer housing. More recently, the company acquired the private roadway adjacent to the Centre.

Whilst the Committee approved the construction of two houses on the site, on which there were already commercial buildings, it considers that it would be beneficial to the Island if the development were not undertaken and the very prominent site is returned to open land in common with the Green Zone land that surrounds it. To achieve this, the Committee recognises that it will be necessary to compensate Beck Limited for the loss that it will suffer as a result of not being able to develop the land in accordance with the planning permission.

The Company was due to commence the construction of the houses in November of this year, but following negotiations with the Department of Property Services, agreement has been reached with Beck Limited for the Public to purchase the site, including the private roadway for £800,000, with each party responsible for its own legal costs associated with the transaction.

The Committee believes that, whilst the Open Market Value of an existing commercial site with permission to develop two large dwellings is high, the benefit to existing and future generations in reclaiming this part of the Island as an area of natural beauty, and thereby reducing the landscape impact, is of higher value.

The Committee is also conscious that the site is immediately adjacent to the heathland of Les Landes, which the States agreed to designate as a Site of Special Interest in 1996. There is no doubt that any development so close to this sensitive, unique and valuable area would have a damaging impact. The purchase of this site and its return to a natural condition would be a valuable contribution to the preservation of wildlife in the Island.

With the co-operation of Beck Limited, the Committee, with the agreement of the States, now has an opportunity to achieve an extremely worthwhile improvement in a visually and environmentally important area of the Island. The Committee believes that this should not be lost.

The Committee does not believe there are any manpower implications arising from this report and proposition.

