

STATES OF JERSEY



LAND IN ST. LAWRENCE NEAR TESSON MILL AND FIELD 621, ST. BRELADE: REZONING (P.33/2005)- ADDITIONAL COMMENTS

Presented to the States on 19th April 2005
by the Environment and Public Services Committee

STATES GREFFE

COMMENTS

Introduction

The Committee considers it appropriate to offer additional comment with specific regard to the situation pertaining to Field 621, St. Brelade.

Background

Since the Island Plan was approved by the States on 11th July 2002, there have been 2 development applications to construct 2 dwellings on Field 621, both of which have been refused by the Environment and Public Service Committee. In so doing, however, the Committee has accepted, and advised the applicant, that the principle of some development of this site is acceptable under the terms of the existing planning policy regime of the 2002 Island Plan: the site is currently subject to policies that apply within the built-up area.

Comment

As the Committee has already accepted the principle of development on the site of Field 621 under the terms of the current Island Plan policy, and having taken legal advice, the Committee believes that it would be deemed unreasonable for it to consider any subsequent development applications, which follow the advice it has given, on the basis of anything other than the existing Island Plan, even if the States were to adopt Deputy Hilton's proposition in respect of this particular site.