

THE STATES assembled on Tuesday,
6th June, 1989 at 10.15 a.m. under
the Presidency of the Deputy Bailiff,
Vernon Amy Tomes, Esquire.

All Members were present with the exception
of -

Senator Bernard Thomas Binnington -
out of the Island.
Senator Terence John Le Main - absent.
Iris Medora Le Feuvre, Connétable of
St. Lawrence - out of the Island.
Margaret Sylvia Rose Beadle, Deputy of
St. Brelade - ill.
Henri Léon Dubras, Deputy of St.
Martin - out of the Island.
Percy John Le Masurier, Deputy of St.
Ouen - absent.
Derek Ryder Maltwood, Deputy of St.
Mary - out of the Island.

Prayers

Subordinate legislation tabled.

The following enactments were laid
before the States, namely -

1. Public Finances (General)
(Amendment No. 15) (Jersey) Rules,
1989. R & O 7924.
2. Road Traffic (Public Parking
Places) (Amendment No. 9) (Jersey)
Order, 1989. R & O 7925.

Occupation and Liberation
Committee: vacancy in Presidency.

In accordance with Article 28(3) of the States of Jersey Law, 1966, the Deputy Bailiff gave notice that there was a vacancy in the office of President of the Occupation and Liberation Committee.

Occupation and Liberation Committee: appointment of President and Members.

THE STATES, on the proposition of Deputy Cynthia Miriam Horne of St. Helier, appointed Deputy Graeme Ernest Rabet of St. Helier as President of the Occupation and Liberation Committee.

THE STATES, on the proposition of Deputy Rabet, appointed the following as Members -

Leonard Picot, Connétable of Trinity
Margaret Sylvia Rose Beadle, Deputy of St. Brelade
Carlyle John Le Herissier Hinault, Deputy of St. John
Cynthia Miriam Horne, Deputy of St. Helier
Henry George Coutanche, Deputy of St. Lawrence
Shirley Margaret Baudains, Deputy of St. Helier.

Matters lodged.

The following subjects were lodged "au Greffe" -

1. Port of St. Helier - South Pier: balloon store. P.75/89.
Presented by the Harbours and Airport Committee.
2. La Collette: extension of electrical power distribution. P.76/89.
Presented by the Harbours and Airport Committee.
3. Airport - power supply enhancement: phase III. P.77/89.
Presented by the Harbours and Airport Committee.

The States decided to take the abovementioned items into

consideration on 20th June, 1989.

4. Public Health Committee: capital projects for 1990. P.78/89.
Presented by the Public Health Committee.
5. Victoria College/Jersey College for Girls: development. P.79/89.
Presented by the Education Committee. The States decided to take this subject into consideration on 27th June, 1989.
6. Government House: scale of accommodation. P.80/89.
Presented by the Public Works Committee.
7. Official Analyst: laboratory extension. P.81/89.
Presented by the Public Works Committee.
8. Clos du Fort, St. Helier: stabilisation of rock face. P.82/89.
Presented by the Housing Committee.
9. Capital projects: planning vote. P.83/89.
Presented by the Finance and Economics Committee.
10. Crabbé Farm: refurbishment. P.84/89.
Presented by the Defence Committee.
11. Crabbé firing range: reinstatement of firing point. P.85/89.
Presented by the Defence Committee.
12. Police headquarters: reorganisation of office accommodation. P.86/89.
Presented by the Defence Committee.
13. Housing Committee: capital proposals for 1990. P.87/89.
Presented by the Housing

Committee.

14. Central Market: roof repairs.
P.88/89.
Presented by the Public Works
Committee.

15. 1 Green Street/50 La Colomberie,
St. Helier: acquisition. P.89/89.
Presented by the Public Works
Committee.

The States decided to take items 6 to
15 inclusive into consideration on
20th June, 1989.

16. Ecology Trust Fund. P.90/89.
Presented by Senator D.A. Carter.

Rezoning of land for Category A
housing. P.57/89.

THE STATES acceded to the request
of the President of the Island Development
Committee that consideration of the
Proposition regarding the rezoning of land
for Category A housing (lodged on 9th May,
1989) be deferred from 13th May, 1989 to a
later date.

States housing and States loans.
Questions and answers.

Deputy Corrie Stein of Grouville
asked Deputy Hendricus Adolphus Vandervliet
of St. Lawrence, President of the Housing
Committee, the following questions -

1. How many houses or units of
accommodation have been built
in each of the Parishes during
the last 10 years in the
following categories, namely -

(a) States loan;

(b) States rental?

2. (i) How many town sites are
available for the Housing
Committee to commence
development within the next
three years as follows -

- (a) States rental;
 - (b) States loan;
 - (c) suitable for purchase by mortgage on a flying freehold?
- (ii) How many of the sites indicated on the Island Plan are either unavailable or extremely difficult to acquire?
3. (a) How many people are on the States loan waiting list?
- (b) Have they all been vetted to confirm that they are serious applicants for a loan?
- (c) What is the present income limit for someone to be eligible for the grant of a basic States loan?
4. (a) How many houses in Jersey are unoccupied for over one year?
- (b) What is the Committee trying to do about this?"

The President of the Housing Committee replied as follows -

1. (a) My Committee does not have records of all privately constructed States loan properties and hence I cannot give a complete answer to this question. The following statistics are available -

States Private

St. Helier	2	89
St. Saviour	92	113
St. Clement		45
Grouville	25	24
St. John		44
St. Lawrence		44
St. Peter		14

St. Brelade	67	25
St. Ouen		75
	186	473

TOTAL 659.

However, the fact that my Committee has granted approximately 2,000 States loans during this time indicates that many more properties have been constructed than the above figures suggest;

(b) States rental

St. Helier	696
St. Saviour	122
Grouville	94
St. Brelade	46
St. John	4
	962

2. (i) (a) 12, including Norman's Timber Yard, with a potential yield of 193 units. We are, however, hopeful that more town sites will be made available during this time-scale in the light of recent comments made by the Policy and Resources Committee;
- (b) to my knowledge there is none suitable for loan development in terms of houses, though some of the 12 sites referred to in my reply to the last question could be developed with flats for sale on 99 year leases with the assistance of States loans if my Committee chooses to take them out of its rental programme;
- (c) I have already stated that there are town sites

available which could be developed with flats for sale on 99 year leases with the assistance of States loans. Such flats could equally be sold on 'flying freehold' if the law permitted this. However, the mere existence of a 'flying freehold' does not in itself create additional units for housing - sites still need to be made available. It must be added, however, that the existence of a 'flying freehold' would stimulate the development of flats for sale by the private sector, on which the Housing Committee would be able to grant States loans.

(ii) Approximately half of the Category 'A' sites in the Island Plan are either unavailable or difficult to acquire, for varying reasons, at the present time. My Committee will continue to pursue the acquisition of all zoned sites.

3. (a) Currently there are 1,350 persons from whom my Committee has received application forms wishing to be considered for States loan properties. This number includes persons presently serving in Her Majesty's Forces, working abroad or of single marital status, and who are not therefore eligible for allocation of a family size States loan property at the present time. The number of applicants eligible for an offer today is approximately 600;

(b) all applicants have been cleared in terms of their

qualifications both under the Housing Regulations and as first-time buyers, and all are presumed to be serious about their applications;

(c) the Building Loan Regulations do not provide for an income limit in respect of the grant of a loan. An individual is eligible for a loan provided he has residential qualifications to purchase, and has never owned freehold property in the Island. However, my Department requires full details of savings, income, and other assets, and ensures that a borrower pays maximum deposit. Borrowers on good incomes are called upon to pay the maximum rate of interest under the scheme, i.e. 10 per cent, where they can afford to do so. Indeed, in a report and proposition currently with the Finance and Economics Committee, my Committee is suggesting that the 10 per cent maximum rate of interest gives way to commercial rate where a borrower's income justifies this.

4. (a) It would be extremely impracticable, especially given the restraint on manpower, for my Committee to compile up-to-date statistics on unoccupied properties. It is, however, very rare that a property remains unoccupied for a year or more. The demand for property, in terms of both rental and purchase, is so great that there is every financial incentive for a property owner to make use of his property rather than leave it empty. Those which are unoccupied for a prolonged period are normally involved in inheritance problems, with the inevitable delays these incur, or particularly with

very old properties, are the subject of redevelopment or modernisation proposals;

- (b) in the light of the above answer, Members should not be surprised to learn that my Committee is not contemplating action on this matter. Such action could only be compulsory purchase, which depending on the property may not always be appropriate and which could well be seen as a draconian approach to what my Committee believes to be an insignificant problem at the present time."

Units of accommodation and sites.
Questions and answers.

Deputy Corrie Stein of Grouville asked the Connétable of St. John, President of the Island Development Committee, the following questions -

1. Will the President tell the States how many units of accommodation are planned for the new reclamation site (West of Albert) in the following categories, namely -
 - (a) States loan;
 - (b) States rental;
 - (c) private development;
 - (d) units which could be purchased with a mortgage if the legislation on flying freeholds were enacted?
2. When will a decision be made in relation to the proposed marina and village development at Havre-des-Pas?
3. Will the President inform the House of the comments made by the Agriculture and Fisheries Committee on the various sites listed in the Committee's

proposals (P.57 of 1989), for rezoning for Category A residential development?

4. How many houses or units of accommodation have been built in each of the Parishes during the last 10 years under the heading of private development?"

The President of the Island Development Committee replied as follows -

1. As the Deputy will know, the Committee has established a Waterfront Advisory Group which is currently preparing a brief for consultants to prepare a plan - not only for the Albert Pier Reclamation Site but for the waterfront as a whole. The desirability of including housing of various types is certainly one of the matters being addressed by the group. The brief is being prepared for the Island Development Committee and the States will be asked to approve it before it is passed to the consultants.

Clearly, until the brief is completed and approved it is impossible to answer the Deputy's question. Indeed it is highly unlikely that such specific numbers can be given until the consultants have produced their plan.

2. The States are unlikely to be asked to consider making a decision on the marina village development proposed for Havre des Pas until the consultants have produced their plan. However, the concept of a proposal of this type will be addressed in the brief being prepared by the Waterfront Advisory Group. I anticipate that the brief will be presented to the States for decision in the early part of the autumn session.

3. The detailed comments of the Agriculture and Fisheries Committee on the sites proposed to be zoned for Category A housing in my Committee's proposition (P.57/89) are shown on the attached schedule.

I should like to remind Members of the House, however, that the agricultural value of any piece of land is only one (albeit very important) of many technical considerations in a study of this type. Other important factors include site accessibility, the capacity of public utility services, the availability of education, shopping and other community services, the environmental impact of any development, and, where we are looking to meet a short-term need, the willingness of owners to sell.

Members will be aware that there is no longer any such thing as the 'perfect housing site', and it is not possible to satisfy all interests or meet every criterion in selecting housing sites. It will be noted that the Agriculture and Fisheries Committee is opposed to the development of nearly half of the 17 sites proposed for Category A housing. The sites not opposed on agricultural grounds produce at best about 400 dwellings - a significant shortfall on the estimated requirement of 605 dwelling units by 1991.

4. The Planning Department does not maintain its records on a Parish basis as Parish boundaries have little relevance to Island planning. The planning and development statistics for the last ten years on an Island-wide basis are as follows -

Houses and Flats and Conversion
s

Year 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988
 lows 175 83 88 144 281 119 111 187 101 165
 ettes 136 56 78 41 39 59 123 88 221 191
 flats) 45 55 38 43 29 70 61 32 32 27
 Total 356 194 204 228 349 248 295 307 354 383
 1,454 1,032 432 2,918

The 1988 figures are subject to final confirmation of Housing Committee completions for the year.

SCHEDULE.

Recommended additional Category A housing sites.

Address	Zone	Area	Agriculture
Fields 203,252, and part Field 204, La Rue de Jambart, St. Clement	GZ APZ	3.8 (8.6)	not opposed
Fields 255, 255A, 256 and adjacent land to south, La Grande Route de la Cote, St. Clement	APZ	4.9 (11.0)	not o pposed
Fields 263 and 263A, La Croix, La Rue a Don, Grouville	SLA APZ	2.9 (6.5)	oppos
Field 597, part of Field 638C and part	SLA APZ	2.8 (6.3)	oppos

garden of Bronlyn,
St. Clement's Coast
Road, Grouville

Part Field 690A, La SLA APZ 2.7 oppos
e
Route du Champ Colin, (6.1)
Maufant, St. Martin

Fields 846, 846B and GZ 7.1 not o
pposed
847, La Vallée de St. (16.0) (F
846,
F846B)
Pierre, St. Lawrence oppose (
F847)

Fields 865, 866 and GZ 8.7 not o
pposed
873, La Vallée de St. (19.5)
Pierre, St. Lawrence

Field 750, La Grande SLA APZ 0.3 not o
pposed
Route de St. Laurens, (0.7)
La Ville Emphrie,
St. Lawrence.

Field 1243A, La GZ 4.5 oppose
Grande Route de (10.1)
St. Jean, St. Helier

Field 1533, Tower SLA APZ 1.7 oppos
e
Road, St. Helier (3.8)

Field 1311 and land SLA APZ 2.5 not o
pposed
adjacent, north of (5.6)
Highfield Estate, La
Rue de la Hauteur,
St. Helier

Field 1367 (including SLA APZ 3.8
not opposed
existing farm buildings) (8.6)
and part Field 1371, La
Route du Petit Clos,
St. Helier

Fields 413, 415, 415A APZ 5.8 oppos
e
and 470, La Grande (13.1)
Route de St. Martin,
Five Oaks, St. Saviour

Fields 769 and 770 and GZ 1.7 not o
pposed
part garden of Le (3.8)
Bernage, La Route de
Longueville, St. Saviour

Fields 741 and land GZ 2.2 not o
pposed
adjacent to west, La (5.0)
Route de Longueville,
St. Saviour

Field 810A and part GZ 2.2 oppos
e
Field 836, La Route de (5.0)
Bagot, St. Saviour

Field 146 and part APZ 1.9 not o
pposed
garden of Okenagen, (4.3)
La Rue du Hocq,
St. Clement

Fields 203, 252 and part Field 204, La
Rue de Jambart, St. Clement.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE**

Comments 20th March, 1989

Although some of this land is worked,
it is generally wet and marshy and due
to its very nature part of the area is
unworkable. As its loss to the
agricultural industry would be
minimal, the Committee would not
oppose this development.

Technical and Development Officer

Fields 255, 255A, 256 and adjacent
land to south, La Grande Route de la
Cote, St. Clement.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE**

Comments 20th March, 1989

As these fields are generally very wet
and marshy, the Committee would not

oppose development as the land would not be a serious loss to agriculture.

Technical and Development Officer

Fields 263 and 263A, La Croix, La Rue a Don, Grouville.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 20th March, 1989

These two fields are both very good early productive land and form a substantial part of a young grower's holding. The loss of these fields would affect the viability of the farm holding.

Technical and Development Officer

Additional comments 21st April, 1989

These two fields are both very good early potato land as well as most suitable for outdoor tomatoes, and due to the light soil, can be worked even after heavy rainfall. It forms 4 per cent of the young tenant farmer's holding and its loss would affect the financial viability of the holding, as it can be worked to produce two crops a year.

Technical and Development Officer

Fields 597, part of Field 638C and part garden of Bronlyn, St. Clement's Coast Road, Grouville.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 21st April, 1989

This field forms approximately 4 per cent of the present tenant's holding. The field produces valuable crops, with the western side being very light sandy soil, and the eastern part being

marshy; this part can only be worked during dry weather. Its loss to the tenant would be detrimental to the holding as they can harvest two crops each year.

Technical and Development Officer

Part Field 690A, La Route du Champ
Colin, Maufant, St. Martin.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 20th March, 1989

This field is a large field capable of producing a variety of agricultural crops and, due to its being adjacent to the large cattle farm, its use as a field for grazing is most important to that holding. The cattle can be herded along the small Parish land without any disturbance to traffic. If this field were lost it would restrict the farm quite considerably.

Technical and Development Officer

Additional comments 21st April, 1989

This field is a large field capable of producing a variety of agricultural crops and due to its situation, the farmer's cattle can be herded along minor Parish roads. If this field were developed its loss to the holding would be considerable as it is approximately 30 per cent of the owner's farm holding.

Technical and Development Officer

Fields 846, 846B and 847, La
Vallée de St. Pierre, St. Lawrence.

**AGRICULTURE AND FISHERIES
COMMITTEE WILL NOT OPPOSE FIELDS 846
AND 846B**

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE FIELD 847**

Comments 20th March, 1989

Although these fields and slopes could produce early crops, the owners have no intention of working them and they have become more and more overgrown in recent years. The owners are not growers and it is suggested by the Agriculture and Fisheries Committee that Field 846A should also be considered for development. However, the Committee would not agree to the development of Field 847, as this field is worked by a young agriculturalist trying to build up a viable farm unit and uses this for early potato production. The loss of this field would seriously affect the viability of the farm.

Technical and Development Officer

Fields 865 and 866, La Vallée de St. Pierre, St. Lawrence.

**AGRICULTURE AND FISHERIES
COMMITTEE WILL NOT OPPOSE**

Comments 20th March, 1989

As Field 865 is low-lying and marshy, it is very difficult to work as arable land. However, Field 866 is good early potato land but the Agriculture and Fisheries Committee is prepared to sacrifice this field in order that the other site could be developed. It is recommended that the small southern portion of 865 and the pond in that area should be excluded from such a development.

Technical and Development Officer

Field 873, La Vallée de St. Pierre, St. Lawrence.

**AGRICULTURE AND FISHERIES
COMMITTEE WILL NOT OPPOSE**

Comments 20th March, 1989

This field has been allowed to lie fallow for approximately 20 years, with weeds, including docks, being a perennial problem. Although it could

be early potato land, the owner has let it go to such an extent that it would take years to bring it back to arable use. The Committee would be more than happy to see this site tidied up.

Technical and Development Officer

Field 750, La Grande Route de St. Laurens, La Ville Emphrie, St. Lawrence.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE**

Comments 20th March, 1989

This field is too small to be of any agricultural significance. Its development would not be opposed.

Technical and Development Officer

Field 1243A, La Grande Route de St. Jean, St. Helier.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 21st April, 1989

This large 12 vergées field is approximately 1/7 of the total area of the holding, and is contiguous with the farm buildings. Its loss to the farm unit would be considerable.

Technical and Development Officer

Field 1533, Tower Road, St. Helier.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 21st April, 1989

This field is one of the earliest potato fields in the Island, and certainly amongst the earliest in the area. Although it is only 5 per cent of the total area of the tenant's holding, the income is rather greater

and its loss to the grower concerned would be quite considerable as he has no other early land with the same potential.

Technical and Development Officer

Field 1311 and land adjacent, north of Highfield Estate, La Rue de la Hauteur, St. Helier.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE**

Comments 20th March, 1989

This site is partly an old glasshouse nursery, with most of the remainder being a derelict overgrown poly tunnel site which is not capable of producing any crops at the present time. I understand the present owners are not likely to either clear the site or grow crops on the site in the immediate future. The Committee would not oppose this site.

Technical and Development Officer

Field 1367 (including existing farm buildings) and part Field 1371, La Route du Petit Clos, St. Helier.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE**

Comments 20th March, 1989

In order to expedite the matter relating to the Mourant Farm unit the Committee accept the need to release the field and would also recommend that the present buildings and yard areas should be allowed for Category B housing.

Fields 413, 415, 415A and 470, La Grande Route de St. Martin, Five Oaks, St. Saviour.

**AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE**

Comments 20th March, 1989

These fields form a considerable part of a small holding, and the loss of this land would seriously affect the viability of the farm.

Technical and Development Officer

Additional comments 21st April, 1989

Fields 413/415

This large field is approximately 10 per cent of the tenant farmer's holding and very good productive moderately early land. Its loss would seriously affect the viability of the farm.

Fields 470/415A

This field is approximately 5 per cent of the present tenant's holding and although good heavy land, is easy to work producing a variety of crops.

Technical and Development Officer

Fields 769 and 770 and part garden of Le Bernage, La Route de Longueville, St. Saviour.

AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE

Comments 20th March, 1989

Although this field is sheltered, the southern end can sometimes be marshy and wet. As this field is leased to a grower in St. Martin, its loss to the farm unit would be negligible. In the circumstances the Committee would not oppose its development.

Technical and Development Officer

Field 741 and land adjacent to west, La Route de Longueville, St. Saviour.

AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE

Comments 20th March, 1989

Both of these fields are low-lying, marshy meadows with a glasshouse and outdoor nursery to the east. The meadows are of minimal agricultural value as arable land and although the nursery is a flourishing business, a new nursery with poly tunnels can be established elsewhere on the Island without seriously affecting the present owner's livelihood. The Agriculture and Fisheries Committee would not oppose these fields for development of Category A housing.

Technical and Development Officer

Field 810A and part Field 836, La
Route de Bagot, St. Saviour.

AGRICULTURE AND FISHERIES COMMITTEE
WILL OPPOSE

Comments 21st April, 1989

The loss of Field 810A in particular would have serious repercussions in the viability of the adjacent small holding, this field being good productive potato land capable of being harvested fairly early in the season. It is slightly marshy on the western boundary.

Technical and Development Officer

Field 146 and part garden of
Okenagen, La Rue du Hocq, St.
Clement.

AGRICULTURE AND FISHERIES COMMITTEE
WILL NOT OPPOSE

Comments 20th March, 1989

Although this field could be early potato land it has not been used as such for many years as its shape precludes its being worked by large

agricultural machinery, and it has therefore been kept for hay crops for several years. As it is not part of a farm holding its loss to the industry would be negligible. The Committee would not oppose development of this land.

Technical and Development Officer

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Legislation in relation to flying freeholds. Questions and answers.

Deputy Corrie Stein of Grouville asked Deputy Edgar John Becquet of Trinity, President of the Legislation Committee, the following question -

``Will the President inform the States when, after years of trying to alter the legal position in relation to flying freeholds, he expects the necessary legislation to be available?''

The President of the Legislation Committee replied as follows -

``My Committee was asked by the Housing Committee whether it would be prepared to promote the necessary legislation to overcome the problems associated with the sale of flats in perpetuity (referred to in the question as `flying freeholds').

Since that time, a great deal of work has been undertaken by the Attorney General, members of his staff and others and by my Committee, in the preparation of the legislation required to deal with what is recognised as being an extremely complicated legal matter.

A first draft was produced and was referred to the Jersey Law Society. A number of very constructive comments were made as a result of which a small group of lawyers chaired by the Attorney General was formed. It was decided to adapt the French Loi du 10 juillet 1965 on this subject which is

much closer to the Jersey system of conveyancing than its English equivalent. A number of drafting meetings have been held in recent months and indeed the group is meeting again this afternoon. My Committee is glad to take this opportunity of expressing its gratitude to the Attorney General and the lawyers concerned.

I am pleased to be able to inform the House that the draft of the new Law is approaching completion. It is envisaged that the legislation should be ready for consideration by the States not later than the end of 1989."

Sites for housing. Statement.

The President of the Policy and Resources Committee made a statement in the following terms -

``The Policy and Resources Committee shares with the Housing and Island Development Committees a determination to tackle the problem of finding sites on which to construct Category A housing sufficient to meet the current and foreseeable need to house adequately the native young people of this Island. At the same time, the Committee shares the concern expressed by many at the proposed further incursions into the countryside involving the loss of some good agricultural land.

In the light of this, the Policy and Resources Committee believes that urgent action is required to implement the policy enunciated in the Island Plan of acquiring urban land, currently in commercial use, for residential development. Such a policy, it is believed, has the attractions of lessening the demands for the development of open land to the advantage of both the environment and the agricultural community, of lessening traffic congestion on the roads leading into St. Helier, of giving a new vitality to the town

area, and more readily providing the dwelling accommodation required for local young people.

The Committee, in conjunction with the Housing, Island Development and Finance and Economics Committees, intends therefore to take immediate steps to ensure that a number of urban sites with potential for Category A residential development are acquired by the States, without undue delay. To this end the Committee proposes to lay down policy guidelines to be followed in negotiating the purchase of those sites at a commercial price that is fair and reasonable both to the owners and to the States.

The Committee is of the view that on the sites to be acquired many units of accommodation, either flats or town houses, can be constructed for sale to those qualifying for a States Dwelling Loan. For such a policy to be successful it is clear that the States will need to absorb some of the land cost and also bring forward appropriate legislation for the sale of flats. However, these and other matters bearing on the most effective use of urban land for Category A residential development, including possible changes to the States loan scheme, will be progressed by the Policy and Resources Committee in conjunction with the relevant committees of the States, with a view to their being resolved in that period of time that it will take to purchase sites and plan for their development.

In looking to the site opportunities within the urban area, the Committee is of the view that there are in the pipeline already sufficient office development proposals to satisfy the needs of the business community for the foreseeable future. The Committee therefore has asked the Island Development and Finance and Economics Committees to make clear to those intending to make new applications under the Island Planning Law and the Regulation of Undertakings and Development Law, respectively, that

for the next possibly five years, in the best interests of the community, office development will not be permitted on sites which to date have not been formally approved.

The Policy and Resources Committee is confident that, through the pursuit of the course of action proposed, plus the development of some of the sites identified in the Island Plan, dwelling units can be provided for young Jerseymen and Jerseywomen in greater number and at greater speed than if the alternative development of more open land, much of which is in agricultural use and is owned by unwilling sellers, is to be contemplated. In the longer term, pursuit of this policy of urban residential development also will be assisted by the availability of reclaimed land."

Victoria College Preparatory
School library: approval of drawings.

THE STATES, adopting a Proposition
of the Education Committee -

- (a) approved Drawings Nos. 2356/34 and 2356/35 showing the proposed new library at Victoria College Preparatory School;
- (b) authorised the Greffier of the States to sign the said Drawings on behalf of the States.

Port of St. Helier: lease of La Folie Inn, South Pier.

THE STATES, adopting a Proposition
of the Harbours and Airport Committee -

- (a) approved the lease of La Folie Inn, South Pier, Port of St. Helier, to Mr. Christopher Alan Melville and Mrs. Germaine Ann Melville, née Scott, for a period of nine years, with effect from 1st June, 1989, at a guaranteed minimum sum of #15,000 a year or 10 per cent of the gross turnover,

whichever is the greater, subject to rent review clauses at the third and sixth year of the lease;

(b) authorised the Greffier of the States to sign the necessary agreement;

(c) authorised the Treasurer of the States to receive the rent as it becomes due.

New North Quay, Port of St. Helier: container handling building. P.64/89.

THE STATES, adopting a Proposition of the Harbours and Airport Committee -

(a) approved Drawings Nos. 2835/8, 9, and 10 showing the construction of a container handling building on the New North Quay, St. Helier Harbour;

(b) authorised the Greffier of the States to sign the said Drawings on behalf of the States.

Post Office: automated sorting equipment. P.67/89.

THE STATES, adopting a Proposition of the Committee for Postal Administration, approved in principle the purchase of automated sorting equipment for the Jersey Post Office.

Police Headquarters: replacement of telephone switchboard equipment. P.68/89.

THE STATES, adopting a Proposition of the Defence Committee, approved, in principle, the replacement of the telephone switchboard equipment at Police Headquarters by the purchase of a MITEL SX 2000 telephone system.

Resources Recovery Board: capital estimates for 1990. P.69/89.

THE STATES, adopting a Proposition of the Resources Recovery Board, approved in principle -

- (a) the continuation of the repair, relining and reconstruction of defective or inadequate sewers in accordance with priorities;
- (b) the extension of the system of foul sewers to areas which have been identified as being in greatest need;
- (c) the construction of surface water drainage improvements under the heading "Surface Water Drainage - miscellaneous improvements";
- (d) the acquisition of equipment and the undertaking of improvements to plant performance in the area of solid waste treatment;
- (e) the acquisition of equipment and the undertaking of improvements to plant performance in the area of liquid waste treatment;
- (f) the replacement of items of transport and plant which have reached the end of their economic working life;
- (g) the undertaking of miscellaneous works, listed in the report of the Resources Recovery Board dated 17th April, 1989 aimed at improving the efficiency and economics of the Board's operations;
- (h) the separation of surface water in St. Helier.

Elizabeth Castle: construction of pumping station and main. P.70/89.

THE STATES, adopting a Proposition of the Public Works Committee, approved in principle the construction of a pumping station and main for adequate foul sewerage from Elizabeth Castle.

THE STATES rose at 12.30 p.m.

R.S. GRAY

Deputy Greffier of the States.