

**FALLES HOLDINGS LIMITED: HIDEAWAY AND  
LA MAISON DES PRES, LAND TO THE NORTH OF,  
RUE DES PRES, ST. SAVIOUR**

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**Lodged au Greffe on 3rd November 1998  
by Senator R.J. Shenton**

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**STATES OF JERSEY**

**STATES GREFFE**

## PROPOSITION

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

- (1) to request the Planning and Environment Committee to negotiate the purchase from Falles Holdings Limited, at a fair and proper price to be agreed with the Finance and Economics Committee, of land to the north of Hideaway and La Maison des Pres, Rue des Pres, St. Saviour, designated on drawing No. ..., in order that the land may be developed for residential use;
- (2) to agree that in the event of it not being possible to agree a fair and proper price with the owners of the land, to authorise the Planning and Environment Committee, in exercise of the powers conferred by Article 4 of the Island Planning (Jersey) Law 1964, as amended, to acquire the said land and any interests therein on behalf of the public by compulsory purchase in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law 1961, as amended;
- (3) to authorise the Planning and Environment Committee to assist Falles Holdings Limited to relocate its commercial business from the land to the north of Hideaway and La Maison des Pres, Rue des Pres, St. Saviour;
- (4) to authorise the Attorney General and the Greffier of the States to pass the necessary contract in the matter;
- (5) to authorise the Treasurer of the States to pay the consideration out of general revenues.

SENATOR R.J. SHENTON

- Notes     1.    The Finance and Economics Committee comments are to follow.

## Report

The land which is the subject of this proposition is a small area which was part of the old Bashford's Nursery site. The land was purchased by the Falles Group for commercial development, but the Island Development Committee exercised its right to zone the land for part-educational and part-residential in the public interest. Negotiations to purchase the site were protracted, and there was an unwillingness on the part of Falles Garages to sell the areas of land which would assist the public of the Island at the price determined by the States. Due to the good offices of Senator Pierre Horsfall who took over as President of the Island Development Committee in the late 1970's, Falles were persuaded to sell the land required for educational and residential purposes providing a small portion was designated 'commercial', adding to the amount of commercial land to be approved.

However well intentioned the deal was at the time, it has with hindsight proved to be an unwise decision, because it created a bad neighbour and nuisance to innocent residents of the area, without them having an opportunity to object. It is for reasons of that deal that the present Planning and Environment Committee feel that they have to honour the commercial development although they know that if this was a new application there would be no question of them passing the land for such a purpose in such a sensitive area.

Having studied the file I was immediately struck by the note on the file cover which gave a description of the site and its constraints. The constraints were: **Green back drop. Category 'A' housing site. Built-up area.** I feel this speaks volumes, and makes any case one would wish to put before the House as showing the site to be totally undesirable for commercial development.

I would refer members to P.125 of 1974 and P.45 of 1975, which show in the first instance the area of land as being for "amenity open space and planting", and in the second proposition "to be rezoned for educational use". In spite of this, in 1979, plans for a single-storey storage building were approved by the Island Development Committee of the day. In 1980 a further application was approved in order to provide car storage on the site - and then the background becomes rather confused.

Having researched the file I have discovered that the site was let out on lease to the Pentagon Building Group for the storage of building materials and the use of forklifts and other equipment. Objections were received from the residents of the area with regard to noise and disturbance to neighbours, and correspondence flowed between the department and the residents. Later, that same site was let out to Balfour Beatty for storage on site associated with their work on the cavern in St. Helier, again with the resultant disturbance, noise and dust, all totally unsuitable in an environmentally conscious island.

The latest application is not merely for car storage but for car cleaning, washing, fuelling - all work designed to bring nuisance into the immediate neighbourhood.

Because of ignorance of the true facts of the case, the House may consider that the present objections are the work of a couple of families who have used the media to further their objections to any bad neighbour development. Anyone reading the file will find letters and petitions objecting to commercial usage of the site, including one from a 91 year old gentleman who, in spite of his pleas, had to suffer this nuisance next door. This was not a car storage site: the shed could be used for commercial purposes, and in spite of the protestations of the Planning and Environment Committee we all know that once built, the neighbourhood has to put up with the inconvenience.

Car storage itself should not be sited in an area such as Rue des Pres. Proper planning should provide for a holding area near to the docks where new cars would be kept in the same way as in other port areas, which regard the movement of motor vehicles as something to be curtailed and not spread to locations throughout their island or county. If Falles needed the site for the purpose stated, how then were they able to lease the land not only to Pentagon but also to Balfour Beatty and to who knows whom? By their actions I feel they have proven that a commercial site is a nuisance and a bad neighbour in a residential area and we, as responsible politicians, should make sure that the motor car does not take priority over Island residents. The site itself should be used for residential development, and one is minded to think of a small, well-designed estate for senior citizens within walking distance of shops, buses and other amenities, all of which could be reached without having to traverse main roads.

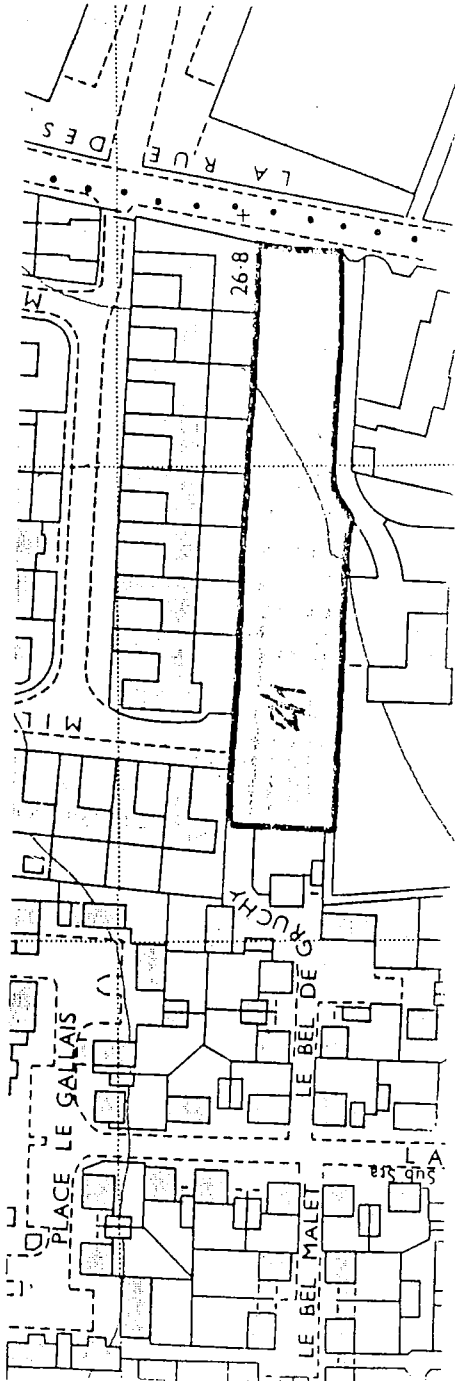
My proposition asks members to look at the size of this piece of land to appreciate what one is asking, and not to be fooled by spurious claims of high competition, but rather to make a decision which ensures peace and quiet for all residents of the area, both now and in the future.

Attached to this report are **appendices** which I feel may be helpful to members in making up their minds, but I would urge them to study the file as I have done and I am sure they will come to the same conclusion.

**LIST OF APPENDICES**

1. Island Development Committee site plan with file note.
2. Excerpt from Island Development Committee minute of 8th July 1981 re Pentagon.
3. Letter, dated 9th August 1983, from Technical Officer (Building) to Advocate Gruchy.
4. Island Planning Law comments form - conditions.
5. Island Development Committee letter dated 18th September 1986 to Mr. Barnes  
Refusal notice  
'Petition' from residents.
6. Departmental report, dated 29th December 1986 to the Island Development Committee.  
Map of site  
Memo dated 21st July 1986 from Public Health  
Letter, dated 5th October 1986 from Falles Holdings Limited to Island Development Committee.
7. Letter, dated 9th January 1987 from the Island Development Committee, to Falles Holdings Limited.
8. Letter, dated 1st March 1988 to Senator P.F. Horsfall from States Land and Property Officer.
9. Report, dated 4th October 1989, for Housing Site Action Group.
10. Letter, dated 15th June 1993, from Miladi Farm Association to the Island Development Committee.
11. Letter, dated 16th November 1995 from Balfour Beatty to the Island Development Committee.
12. Excerpt from the Planning and Environment Committee minutes of 4th January 1996.

SITE NO	LOCATION	AREA vergées	DENSITY habitable rooms per vergées	LIKELY MAX DWELLING UNIT YIELD	NOTES	PREVIOUS APPLICATIONS REF NO. 4/
2/21	Falles, Bashfords Nursery, Rue des Pres, St. Saviour.	1.6	33	10 States basic loan family houses.	This land is already zoned for residential development and was part of the original Bashfords plans prepared for the Housing Committee. STATES ACQUISITION REQUIRED AN EARLY DEVELOPMENT SITE	2/11908 2/12459



**Excerpt from Island Development Committee Minutes of 8th July 1981**

11. The Committee, with reference to its Act No. 19 of April 1981, considered an application by Pentagon (Jersey) Wholesale Limited in respect of the use for storage purposed of a site north of Hideaway and Maison des Pres, Rue des Pres, St. Saviour.

The Committee noted that Pentagon Limited wished to use the site for dead storage purposes only and that therefore no material change of use was involved provided that the new access was implemented and the activities did not cause any prejudice to adjacent property.

The Committee accordingly decided to approve the application on the basis of a two-year permit subject to no wholesale or retail activities taking place thereon.



4/2//11909

9th August 1983.

deSte.C/AAG/B.6

Advocate G.I.E. Gruchy,  
P.O. Box 228,  
26 Halkett Street,  
St. Helier.

Dear Sir,

Re: Two sites owned by Bashfords Ltd.,

In reply to your recent letter regarding the above property, and from the information available within this office, the following information is provided;

1. Are there any proposals on the part of the I.D.C. which would affect this property?
  - (a) Site bordering onto Longueville Road:- In May 1975 the States re-zoned the land for commercial use, with a 12ft. landscaping belt alongside Longueville Road. Plans have been approved for a Public House on land to the east of the site, with the same landscaping condition.
  - (b) Site bordering onto Rue des Pres:- Development permission, with conditions, was granted in July 1980 for "Single-storey storage building". Work has not been undertaken and the permit has since expired. The present use of the site is that of 'dead storage' with conditions that no wholesaling, retailing or mechanical processes to be undertaken, and that the activities should not cause any prejudice to any adjacent residential property.

Land to the south has been re-zoned for residential purposes.

2. Are there any road improvement lines affecting this property?

No.

3. To the best of your knowledge and belief, have the building works undertaken since 1968 been in accordance with the approved or amended drawings?

There is no record of any work having been undertaken at these sites.

Yours faithfully,

P. Tucker,  
Technical Officer (Building).

**Island Planning Law**

**COMMENTS FORM**

Recommendation:

**Conditions**

1. The proposals are premature pending the approval by the States of the Island Plan which shows the land for Category A housing purposes.
2. The proposed use would conflict with the current zoning of this area of land as amenity open space.
3. The proposals by the nature of the operation would be likely to be detrimental to the amenities of adjacent residential properties.

Signature: G.D. Smith

Date: 13/8/86

STATES OF JERSEY

**Island  
Development  
Committee**

Box No. 596, Planning Department  
SOUTH HILL, ST. HELIER, JERSEY.  
Telephone: 0534 78111.

Chief Officer: R.B. Skinner

Our Ref: 4/2/11908-B  
Your Ref:

Date: 18 September 1986

Mr. J.S. Barnes  
Le Minihic  
Norcott Road  
St Saviour

Dear Sir

Land to the north of Hideaway & Maison des Pres, La Rue des Pres, St Saviour

The Island Development Committee considered the above application at its meeting held on the 8th September 1986 and decided to reject the proposals on the grounds set out in the enclosed notice.

The land in question is shown on the Island Plan as being zoned for Category A housing purposes, but to date that zoning has not been confirmed by the States of Jersey and as such, therefore, your application is premature pending final confirmation of its use. The site, however, is currently zoned by virtue of Projet 125 (1974) as amenity open space and planting and your proposals would therefore conflict with this current zoning.

It is also the opinion of the Committee that the type of operation which would take place on the site, in terms of the cleaning of vehicles, would be detrimental to the amenities of adjacent residential properties. Under

the circumstances, therefore, I am unable to offer you any advice in this matter.

Yours faithfully

Signed: G.D. Smith  
Assistant Development Officer (Planning)

STATES OF JERSEY

**ISLAND  
DEVELOPMENT  
COMMITTEE**

PLANNING DEPARTMENT  
SOUTH HILL, ST. HELIER, JERSEY.  
Telephone: 0534 78111.

Chief Officer: R.B. Skinner

ISLAND PLANNING (JERSEY) LAW, 1964  
PUBLIC HEALTH (CONTROL OF BUILDING) (JERSEY) LAW, 1956.

Registration No. 4/2/11008-B

To Falles Holdings Ltd  
Bagot Road  
ST SAVIOUR

The Island Development Committee, having considered your [agent's] application in respect of the following development:-

Change of use from storage of cars inspection and cleaning including use of high pressure steam cleaner

at Land to north of Hideaway and Maison des Pres, La Rue des Pres, St Saviour

hereby gives notice of its decision to REFUSE PERMISSION for the following reasons:-

1. The proposals are premature pending the approval by the States of the Island Plan which shows the land for Category A Housing purposes.
2. The proposed use would conflict with the current zoning of this area of land as amenity open space.

3. The proposals by the nature of the operation would be likely to be detrimental to the amenities of adjacent residential properties.

Signed: G.D. Smith for Chief Officer.

REF: 4-2-11908 B

Our main concern is the use of high pressure steam cleaner.

From enquiries made we understand that a fairly high powered electrical unit will have to be installed for pumping the water and we are worried about the level of noise we will be subjected to, possibly all day and every day.

In addition to this we have ascertained that chemicals or detergents are likely to be used and as the dividing wall is a maximum of 10 feet in height we feel that we may be affected by spray coming over this wall.

As change of use from storage of cars we assume there will be no quantity of vehicles on the site, therefore it seems probable that a vast amount of vehicles will be entering and leaving the property for car inspection and cleaning, as this quite large area will have to be used to its full capacity, to make it economical.

Should this be correct this will cause a further traffic hazard on the already busy Rue des Pres.

We the undersigned consider this application gives rise to material prejudice to our properties.

Names

W.J. Quinquis

A.M. Libby

Cecil Bonvalot

E.H. Grennan

G. Couriard

A.G.L. Sutherley

M.S. du Feu

Not bungalows but close to these and supporting us -

A. Allchin

\* \* \*

-. Murphy

-. Grant

J. Nelson



## REPORT TO THE ISLAND DEVELOPMENT COMMITTEE

4/2/11908-B

29 December 1986

LAND TO THE NORTH OF HIDEAWAY & MAISON DES PRES  
LA RUE DES PRES, ST SAVIOUR1.0 BACKGROUND

- 1.1 On 7th July 1986, a 'change of use' application was submitted from the 'storage of cars' to 'car inspection and cleaning facility, including the use of a high pressure steam cleaner' at the above site.
- 1.2 Comments were received from the Public Health Department (memo dated 21st July 1986 attached) who were against the cleaning operation. A number of local home owners also wrote objecting to the expected noise and fumes and a petition was organised.
- 1.3 The application was rejected as a 'lilac' item and the reasons for refusal were:-
  1. The proposals are premature pending the approval by the States of the Island Plan which shows the land for Category A Housing purposes.
  2. The proposed use would conflict with the current zoning of this area of land as amenity open space.
  3. The proposals, by the nature of the operation would be likely to be detrimental to the amenities of adjacent residential properties.
- 1.4 A letter dated 5th October requesting reconsideration has been received (copy enclosed).

## 2.0 SITE HISTORY

- 2.1 In 1974 the States considered zoning Bagot Nurseries, which lay between the Longueville Road and Rue des Pres, for a mixture of residential and commercial uses. The area which is the subject of this application was zoned specifically for 'amenity open space and planting.' The proposition was subsequently withdrawn in favour of an amended one recommending that the central portion of the nurseries, including the application site, be zoned for education purposes (map attached). This was approved by the States on 10th June 1975. In the event, the proposed school was not built and most of the site was used for residential purposes, with the exception of a strip of land to the south of Miladi Farm Estate.
- 2.2 In 1979 a planning application was made by Falles Holdings Limited to demolish the greenhouses on the strip of land and erect a single-storey storage building. After negotiations on the design of the building and the means of access to the site had been completed, a Planning Permit was issued on 6th December 1979.
- 2.3 The subsequent development application submitted in May 1980 was granted a conditional Development Permit in July 1980. One of the conditions controlled the use of the building to the storage of cars only. This Permit has not been renewed and has lapsed.
- 2.4 In 1981 the Island Development Committee was approached by 'Pentagon' to use the land for the open dead storage of builders' materials. As the Committee had agreed to the basic storage use under the terms of the Development Permit, it agreed to allow 'Pentagon' to use the site, providing the access was approved and for a period of two years only. No permit was, however, issued.
- 2.5 In May 1986 Development Consent was granted for a period of one year for a 'portakabin' to be set up on the site.

- 2.6 The site is now used by Falles for the storage of cars and although it could be argued that this needs consent, the use of the land for storage purposes is in line with previous Committee decisions.
- 2.7 During 1985 the Committee discussed a package of proposals put forward by Falles Holdings. After considerable discussion the Committee stated that this land should be used for 'Category A' Housing and instructed that steps be taken to acquire it. Negotiations were started but were put aside during consideration of a 'development swap' between this land and land at St. Peter. While this did not come about, the agent acting for Falles was informed in January 1986 that the Housing Committee still wished to acquire the land for 'Category A' housing as proposed in the Island Plan. Negotiations are still taking place for its purchase.
- 2.8 The Committee has since confirmed its wish by approving the maps showing that the land is to be zoned for 'Category A' housing in the Island Plan.

3.0 REQUEST FOR RECONSIDERATION OF COMMITTEE'S DECISION TO REJECT

Comments on the letter requesting reconsideration are set out below.

- 3.1 Para. 2 Senator Pierre Horsfall has confirmed that during the negotiations for the purchase of the major part of the land for housing, it was agreed that this site could be used commercially. While the land was never formally zoned for commercial purposes by the States, the Committee, as outlined above, did give consent for a car storage warehouse. This paragraph in the letter, however, fails to recognise that considerable negotiations have more recently taken place to secure the site for residential development.
- 3.2 Para. 3 Although permission was granted for a building for the 'dead' storage of cars, this was never implemented and the permit has lapsed. The previous Committee, in allowing

'Pentagon' to use the land for storage, also allowed Falles to use the land for car storage without a full consent. While it could be argued that the zoned use of the land is 'educational' and the established use agricultural, the previous decisions and actions of the Committee means that the use of the land for storage purposes should be recognised. If the States does not approve the Island Plan and the site is not zoned for residential purposes then, if faced with a fresh application for warehousing, it is felt that the Committee would be obliged to approve it.

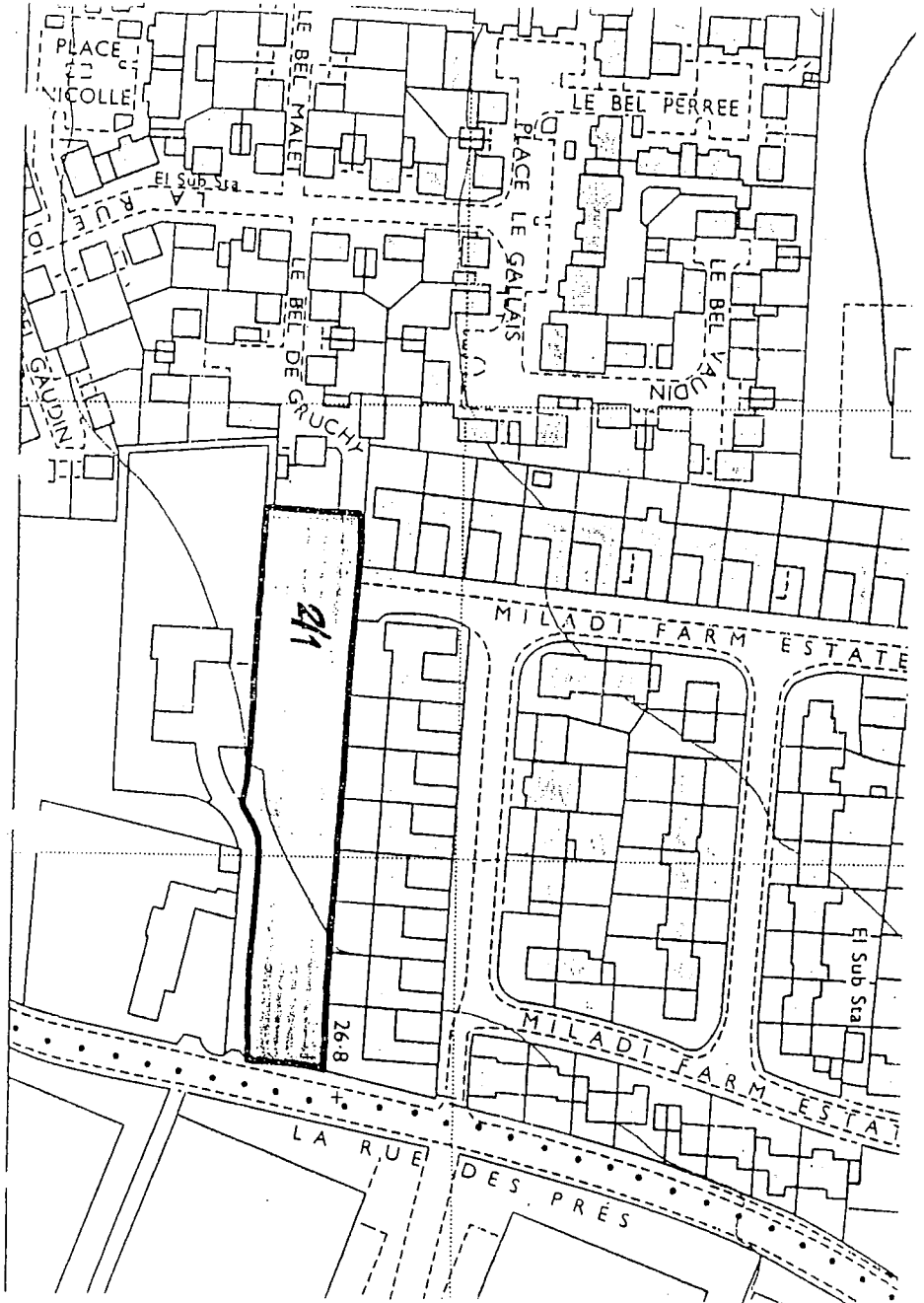
- 3.3 It is conceded that reason 2 of the rejection notice is incorrect and should, in fact read 'educational'. What is not accepted is that in the light of previous negotiations, reason 1 (premature pending the zoning of the land for 'Category A' housing in the Island Plan) is incorrect and contradictory. Reason 3 of the rejection notice is not challenged and in the light of the comments from Public Health remains valid.

#### 4.0 RECOMMENDATION

In view of the comments contained in the letter from Falles it was felt necessary to explain the full background history of this site. It is recommended that the Committee maintains its reasons for rejection while amending reason 2 as appropriate. The Committee should also continue to support the Housing Committee in pressing for the purchase of this land for residential purposes.

Signed: Robert P.M. Paton  
CHIEF OFFICER (DESIGNATE)

Prepared by G.D. Smith - Assistant Development Officer (Planning)



**MEMORANDUM**

To:  
The Development Officer  
Island Development Committee

From:  
Mr. T.P. Beresford  
Senior Environmental  
Health Officer  
Public Health Department

Date: July 21, 1986

4/2/119088 M2

Land to the north of Hideaway, La Rue des Pres, St. Saviour

We are not in favour of the use of this location for cleaning cars, as proposed, in view of the probable nuisance to residents of nearby dwellings. It is assumed that "cleaning" will include the treatment of new cars to remove the protective coating of wax applied by the manufacturers. This operation commonly involves a fine spray of paraffin and hot water which, dependant on prevailing weather conditions, can create a fallout of paraffin vapour over a large area, with associated smell.

**FALLES HOLDINGS LTD.**

Company Reg: No. 714

BAGOT ROAD JERSEY CHANNEL ISLANDS

Director Secretary:

M.J. LE GRAND

Bankers:

NATIONAL WESTMINSTER JERSEY

Our Ref: MJLcG/LB

Your Ref:4/2/11908-B

5th October 1986

G.D. Smith, Esq.,  
Assistant Development Officer (Planning),  
Island Development Committee,  
Box No. 596,  
Planning Department,  
South Hill,  
ST. HELIER.

Dear Sir,

Land to the north of Hideaway & Maison des Pres, La Rue des Pres, St. Saviour.

We refer to your letter dated 18th September addressed to our architect Mr. J.S. Barnes advising him that the above application was rejected by the Committee at its meeting held on 8th September, 1986.

When negotiations took place in respect of the sale by this Company to the Public of the Island of the major portion of the Bashfords Nurseries site for housing purposes, a condition of the sale was the area of land retained by this Company, and which is now the subject of our application, would be zoned for commercial use. The terms of the sale were verbally agreed between Mr. John Falle on behalf of Falles Holdings Limited and Senator Pierre Horsfall on behalf of the Island Development Committee.

We subsequently applied for, and were granted consent by the Committee (reference No. 4/2/11908) for permission to construct a warehouse on the site.

It would therefore appear that paragraphs 1 & 2 of the grounds for rejection clearly contradict the terms agreed between this Company and the Island Development Committee at the time of the sale of the nurseries site, and justify an appeal against the Committee's recent decision.

We look forward to receiving your comments in due course.

Yours faithfully,  
FALLES HOLDINGS LIMITED,

Signed: M.J. Le Grand,  
Director.



## STATES OF JERSEY

**Island  
Development  
Committee**

Our Ref: 4/2/11908-B

Date: 9 January 1987

Your Ref: MJLeG/LB

M.J. Le Grande, Esq  
Director  
Falles Holdings Ltd  
Bagot Road  
Jersey

Dear Sir

Land to the north of Hideaway and Maison des Pres, La Rue des Pres,  
St. Saviour

Your letter dated 5 October 1986 together with a report from the Department was considered by the Island Development Committee at its meeting held on 5 January 1987.

While recognising that reason 2 of the rejection notice was factually incorrect and should have read "The proposed use would conflict with the current zoning of this land for 'educational' purposes", the decision to reject was the correct one and the Committee is not prepared to alter this decision.

The Committee has been in considerable negotiations with your company and has discussed a package of proposals which resulted in this site being allocated for Category A housing purposes. The Committee would wish for these negotiations to continue in order to achieve that end. The Committee was therefore somewhat surprised by the contents of your letter which did not appear to recognise these negotiations.

The Committee accepts that permission was granted for the construction of a warehouse on this site for storage purposes only and that this alone should be considered as the alternative use for this site. In the light of the Committee's discussions, therefore, the proposals as put forward are not acceptable and the reasons for rejection remain unchanged.

Yours faithfully,

Signed: G.D. Smith  
Assistant Development Officer (Planning)

**Excerpt from letter from John Beaty, States Land and Property Officer,  
Autorisé de la Partie Publique, Library Chambers, St. Helier.**

PLEASE QUOTE REF:- JB/BW/2/1

1st March 1988

Dear Senator Horsfall,

Falles Holdings  
Bashford's Nursery, Rue des Pres  
Bagot Villa, Plate Douet Road  
Beau Regard, Bagot

\* \* \* \* \*

However, at Rue des Pres it is recognised that there is a long narrow site retained by Mr. Falle upon which a planning permit was previously granted for the construction of a warehouse for the garaging of cars associated with his business. It is thought by members of the Working Party that the use of land for that purpose now when it is contained on all three sides by private residential property is an anachronism.

The Housing Committee would therefore like to pursue negotiations with Mr. Falle with a view to the purchase of that site and for its redevelopment with Basic States Loan Houses. At the same time the Working Party is fully conscious of the commercial pressures experienced by the motor trade at the moment and it has therefore offered to negotiate a rather different circumstance to that which the States may have had in mind when it re-zoned the land at the rear of Bagot Villa which fronts onto Plat Douet Road. Bagot Villa, together with the small field at the rear of that property, has been re-zoned by the States for Category A development but, the environment there is very poor in that the site is severely affected by noise from the extract fans from Le Riches Wholesale Premises lying immediately to the south and it is the belief of the Working Party that this land might have proved more suitable for the construction of a warehouse for the storage of cars and Bagot Villa itself could have been either refurbished or

redeveloped in the form of small flats which would reflect the basic intentions of the States.

The Housing Working Party is very sympathetic towards the views which you have previously expressed but it is instructed by the Housing Committee to pursue with vigour the implementation of that which the States has authorised and I am therefore instructed to reply to you and to say that I can meet with you and Mr. Falle at any reasonably convenient time and date if you so require.

## REPORT FOR HOUSING SITE ACTION GROUP

## FALLES CATEGORY A HOUSING SITES

**A. NATURE OF SITES****2/1 Bashford's Nursery, Rue des Pres, St. Saviour**

Long, narrow, enclosed, undeveloped plot, used for vehicle parking in wholly residential area.

Originally part of Bashford's Estate plans prepared for Housing Committee.

IP suggests definite yield of 20 units.

PP for warehouse type building for storage of motor cars.

Senator Horsfall, when President of IDC agreed deal with Falles, whereby the Company sold a large area of nursery land for housing in return for retaining this site for commercial purposes and for the construction of a storage garage.

This agreement was later endorsed by the HC and F&E.

Senator Horsfall has since made it clear he would vehemently resist compulsory purchase, which he considers to be dishonourable.

**2/2 Bagot Villa, Plat Douet Road, St. Saviour**

This consists of an old house and grounds together with open land lying north of Le Riches' commercial property.

IP suggests possible yield of 15 units.

The company maintains that the land has been used for car parking in association with Bagot Manor Garage for 63 years.

The value of this site for housing is impaired by the constant noise emanating from the fans which service Le Riches Stores.

**2/3 Beau Regard, Bagot Road/Norcott Road, St. Saviour**

A small site comprising a house and cleared area used for car parking.

IP suggests possible yield of 9 units.

**B. MOVES TO ACQUIRE**

The sites have been the subject of protracted negotiations since October 1986, when Falles were first approached by LPO.

Some of these negotiations are recorded, others are not. Early efforts were made to find alternative sites for company parking, involving consideration of sites at the Airport, at Rue des Pres Trading Estate, and a glasshouse site off Bagot Manor Avenue. These proved fruitless.

**Site 2/3**

Right from the outset the 'Housing Site Acquisition Working Party' did not consider the site suitable for public acquisition, given the low potential yield, the current use, the effect of the trading potential of Falles and the ambitions of the company to provide staff accommodation.

It was suggested to the company that it might care to provide new residential accommodation at the front or over the site and reserve some land for car parking in association with the company's main business (i.e. for staff).

**Sites 2/1 and 2/2**

The Working Party has always sought to pursue acquisition of Site 2/1.

These sites were the subject of a proposed deal whereby Falles would give up their PP for a warehouse on Site 2/1 and the HC would purchase 2/1 and the front part of 2/2 at housing cost, in return for allowing the storage of motor vehicles at the rear of Site 2/2.

Perhaps not unsurprisingly this deal was unacceptable to Falles given the established commercial uses on both sites and the history of previous negotiations.

Indeed, Falles have made it perfectly clear that they would not voluntarily sell 2/1 and would vehemently oppose attempts to acquire land by compulsion.

**C. CURRENT SITUATION**

Approximately six months ago the President of the IDC and Peter Thorne met Mr Falle and concluded that it was not appropriate to pursue the Falles sites at the expense of their business, unless of course suitable alternative sites could be found (preferably close to Longueville Road Garage or the Airport Road Garage).

Sites 2/1 and 2/3 therefore, although they continue to be reserved for Category A housing, are unlikely to be acquired in the near future.

There is a current planning application on Site 2/2.

Submitted in August 1989, it proposes the development of 6 x 1-bed flats and 6 x 2-bed flats at the front of the site and a maintenance shed and hire car parking area at the rear.

The application is still being processed.

Roger Corfield  
Senior Planner  
4.10.89

**MILADI FARM  
ASSOCIATION -**

The President,  
The Island Development Committee,  
Department of Planning and Building  
Control,  
South Hill,  
ST. HELIER,  
Jersey

17, Miladi Farm,  
Longueville,  
ST SAVIOUR,  
Jersey JE2 7QU

Tuesday 15th June 1993

Dear Sir,

Re: IDC Application No. 11908/C

At the quarterly meeting of the Miladi Farm Association Committee held last evening, this planning application was discussed. Representations had already been made to us by certain residents expressing very strong opposition to this proposed development. In order to be in possession of the full facts, I came to your Department yesterday to examine the plans.

After full discussion, the Miladi Farm Residents' Association Committee were unanimous in expressing our objection to this proposed development in the strongest terms, on the following grounds:

1. This narrow site is bounded on three of its four sides by Residential Properties. To erect this building would interpose a tall industrial warehouse right between domestic dwellings. We object to a 30 foot high warehouse being put on the very boundary of our estate, towering over the flat-roofed bungalows. There is clearly no room whatever for the planting of a row of screening trees between the north wall of the warehouse and the south wall of this estate.
2. The proposed warehouse would be due south of the properties on the southern boundary of Miladi Farm, and would block their sunlight, placing the gardens of numbers 8 and 9 in complete shade during the middle of



the day. The plans speak of 'possible extensions' in an easterly direction. Further extension of the proposed building would similarly overshadow Nos. 1 to 7 in a totally unacceptable manner. Even were tress planted to screen this warehouse from view, this major problem would not be overcome.

3. On the Island Plan, the site in question is designated for 'Category A Housing'. At least two fairly new residents made specific enquiries concerning the possible development of this site before purchasing their properties, and were assured that only low-rise 'Category A Housing' would be erected on it. This assurance was a significant factor in their deciding to purchase their homes.

For these reasons we urge the IDC to reject these plans.

We would respectfully submit that the place for a warehouse of these proportions is in the Rue des Pres Industrial Estate, **NOT** in the middle of a quiet residential area.

Your faithfully,

Signed: Michael A. Field, Chairman, Miladi Farm Residents' Association.

## **Balfour Beatty**

Our Ref: B0025/KRF/CE/1374/25.12

Balfour Beatty  
Civil Engineering Limited  
Snowhill Car Park  
St. Helier  
Jersey JE2 4UG

Date: 16 November 1995

Tel: 0534 615090  
Fax: 0534 615091

States of Jersey  
Planning & Building Services  
South Hill  
St Helier  
Jersey JE2 4US

### **Attn: Planning Officer - St Saviour**

Dear Sirs

### **Change of Use - Falles Land, Rue des Pres**

We enclose a completed application for material change of use to the land owned by Falles in the Rue des Pres.

As you may be aware, Balfour Beatty are currently constructing the underground cavern and tunnels for the Psd from the Snow Hill car park. Until recently land has been provided to us at the West of Albert which the Psd have required us to vacate so that they can remove the ash. We have therefore urgently sought alternative temporary storage facilities.

We have, after some time, secured this potential shared site with Falles. This will only be required by Balfour Beatty for the construction and maintenance period of the surface water storage scheme. We would appreciate, therefore, any early response to this application.

Should you have any queries regarding this application, please do not hesitate to contact the undersigned.

Your faithfully  
for and on behalf of  
BALFOUR BEATTY CIVIL ENGINEERING LIMITED

Signed: Keith Farley  
Project Manager

**Excerpt from the Planning and Environment Committee  
Minutes of 4th January 1996**

12. The Committee considered the undermentioned development applications which, if granted approval, would normally be required to be commenced within one year and completed within two years of the date of the permit -

- (1) 11908/E/0/0 - Balfour Beatty Civil Engineering,  
Hideaway and Maison des Pres - land to the north of, La  
Rue des Pres, St. Saviour.  
Change of use of hire car storage to temporary storage of  
builders material.

The Committee, having noted one representation and that the Public Services Committee was in agreement, granted permission for change of use for a maximum period of 12 months on condition that -

access to the site to be gained from the north only;  
no heavy machinery;  
delivery hours to be restricted to 08.00 - 18.00  
hours;  
goods to be stored no higher than 10 feet;  
materials to be stored no closer than 5 metres from  
the western boundary.

**CORRIGENDUM**

**P.219/98 Falles Holdings Limited: Hideaway and La Maison des Pres, land to the north of, Rue des Pres, St. Saviour.**

Page 2, paragraph (1) -

After the words "drawing No." in the penultimate line, add the figures "600/1".