

STATES OF JERSEY



FIELD 571, LA RUE DU PUIITS MAHAUT, GROUVILLE: PETITION (P.147/2005) – COMMENTS

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

STATES GREFFE

COMMENTS

The site is the subject of a current application to construct a shellfish processing plant and staff accommodation. For this reason, the Committee cannot pre-judge the proposal until it has all the material information before it.

A location plan is attached for members not familiar with the site.

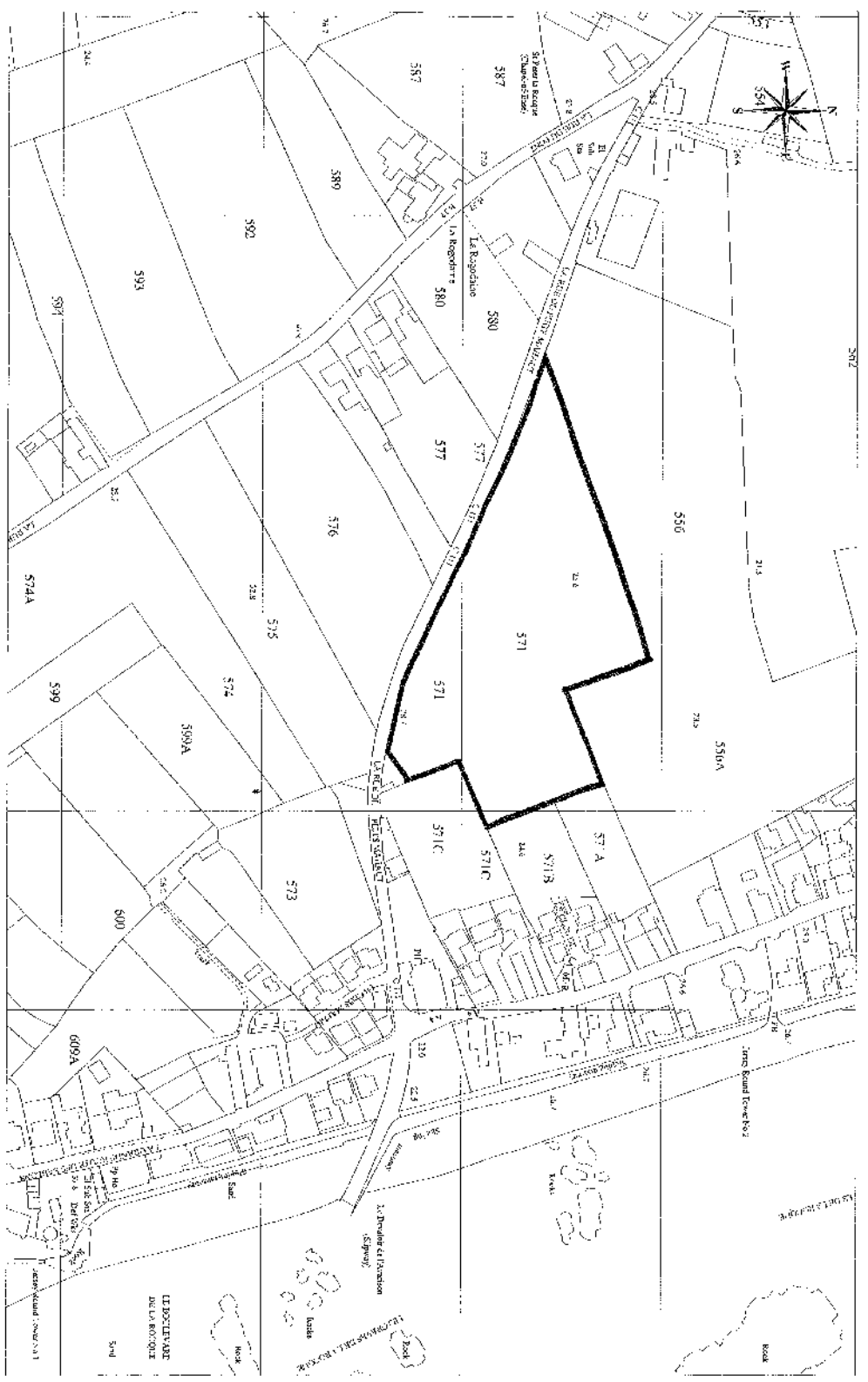
The applicant, Jersey Oyster Company Ltd., farms shellfish predominantly in the Royal Bay of Grouville, to which it gains access via the Seymour and Le Hurel slipways. The company is currently based in 3 separate farm locations between Rozel and Fliquet, St. Martin, and seeks to relocate closer to its production area, thus reducing traffic movements, and construct purpose built premises to meet its growing business needs.

In 2003 and 2004 the company sought informal advice from the Planning Department and the (then) Vice-President of the Committee and Chairman of the Planning Sub-Committee, Deputy Hilton. A number of different sites were investigated, although there was no discussion at that stage about staff accommodation.

In December 2004, the current Planning Sub-Committee considered what advice it might offer on a proposal to build the plant on Field 571, Grouville. It applied the same principles it would for an agricultural building application. In essence the business is the same – harvesting and processing locally-grown produce for local consumption and export. Using those principles, it decided that there would have been sufficient justification to override the presumption against development in the Countryside Zone policies of the Island Plan. However, in inviting an application to be made, it was made clear that this was without prejudice to its decision on any subsequent application, as that process may well bring other factors forward for consideration.

At a well-attended public meeting at Grouville Parish Hall on 27th June 2005, the applicant agreed following a request from the floor, to explore other possible sites on which to locate the plant. This process has commenced, and the application is being held in abeyance, with the applicant's agreement, pending its conclusion.

The Committee will, of course, have regard to the decision made by the States on this proposition, but reminds Members that it can only take into account material planning factors in making a balanced judgement on the application in due course.



15 July 2005

LOCATION PLAN

SCALE 1:2500



PLANNING AND ENVIRONMENT DEPARTMENT
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