

**THE STATES assembled on Tuesday  
4th June 2008, at 09.30 a.m. under  
the Presidency of the Bailiff,  
Sir Philip Bailhache.**

All members were present at roll call with the exception of –

Senator Philip Francis Cyril Ozouf – en défaut (défaut raised at 10.03 a.m.)  
Senator Terence John Le Main– excused (arrived in the Chamber at 10.52 a.m.)  
Deputy Jacqueline Jeanette Huet of St. Helier– en défaut (défaut raised at 9.36 a.m.)  
Deputy Celia Joyce Scott Warren of St. Saviour– ill  
Deputy Judith Ann Martin of St. Helier– en défaut  
Deputy Patrick John Dennis Ryan of St. Helier– en défaut  
Deputy Andrew David Lewis of St. John– en défaut

Prayers

**Notification of lodged propositions**

Goods and Services Tax: zero-rating or exemption for basic foodstuffs and domestic energy. P.94/2008.  
Lodged: 4th June 2008.  
*Deputy of Grouville.*

**Documents presented or laid**

States of Jersey Law 2005: delegation of functions – approval of capital expenditure from Trading Funds. R.57/2008.  
Presented: 4th June 2008.  
*Minister for Treasury and Resources.*

**Esplanade Quarter, St. Helier: Masterplan P.60/2008.**

THE STATES resumed consideration of paragraph (1) as amended, of the proposition of the Council of Ministers concerning the Esplanade Quarter, St. Helier: Masterplan and rejected a proposition of the Deputy of St. Oue that, in accordance with Standing Order 83(1)(a), paragraph (1), as amended, of the proposition should be referred back to the Council of Ministers in order that further information relating to the proposition could be provided to the States.

Members present voted as follows –

**POUR: 9**

Senator S. Syvret  
Deputy A. Breckon (S)  
Deputy G.C.L. Baudains (C)  
Deputy G.P. Southern (H)  
Deputy of St. Ouen  
Deputy J.A.N. Le Fondré (L)  
Deputy D.W. Mezbourian

**CONTRE: 36**

Senator L. Norman  
Senator F.H. Walker  
Senator W. Kinnard  
Senator P.F. Routier  
Senator M.E. Vibert  
Senator P.F.C. Ozouf  
Senator T.J. Le Main

**ABSTAIN: 0**

(L)

Deputy S. Pitman (H)  
Deputy I.J. Gorst (C)

Senator B.E. Shenton  
Senator F.E. Cohen  
Senator J.L. Perchard  
Connétable of St. Ouen  
Connétable of St. Mary  
Connétable of St. Clement  
Connétable of St. Helier  
Connétable of Trinity  
Connétable of St. Lawrence  
Connétable of Grouville  
Connétable of St. Brelade  
Connétable of St. Martin  
Connétable of St. John  
Connétable of St. Saviour  
Deputy R.C. Duhamel (S)  
Deputy J.J. Huet (H)  
Deputy of St. Martin  
Deputy P.N. Troy (B)  
Deputy R.G. Le Hérisssier (S)  
Deputy J.B. Fox (H)  
Deputy S.C. Ferguson (B)  
Deputy of Grouville  
Deputy of St. Peter  
Deputy G.W.J. de Faye (H)  
Deputy P.V.F. Le Claire (H)  
Deputy of Trinity  
Deputy A.J.D. Maclean (H)  
Deputy K.C. Lewis (S)  
Deputy of St. Mary

THE STATES, adopting paragraph (1)(a) to (e) of the proposition, as amended, agreed—

- (1)(a) to endorse the intention of the Minister for Planning and Environment to adopt the Masterplan for the Esplanade Quarter as an agreed development framework for the Esplanade Quarter, subject to the following conditions –
- (i) that the guaranteed payment to the States by the developer of £50 million and up to £25 million overage payments would be ringfenced for the regeneration of St. Helier and adjacent urban areas;
  - (ii) that the roads bordering the Esplanade Quarter would have high levels of service for pedestrians and cyclists, and the levels of service for pedestrians and cyclists in locations affected by the proposals, including West Park and Green Street roundabout would be maintained or improved to optimise both pedestrian crossing facilities and vehicular capacity;
- (1)(b) to approve the acquisition on behalf of the Public of the leasehold interest in an area of land which was held by AXA Sun Life Plc. situated at the rear of the Leisure Centre complex which formed part of the site of the Esplanade Quarter, measuring approximately 500.60 square metres as shown for identification purposes hatched black and marked “Land to be acquired subject to discussions with landowner” on Drawing Number P 580 97 (attached at Appendix 1);
- (c) that, if it was not possible to agree with AXA Sun Life Plc. that it should sell its interest in

the land referred to in sub-paragraph (b) above at a fair and proper price, the Minister for Planning and Environment should be empowered in exercise of the powers conferred by Article 119 of the Planning and Building (Jersey) Law 2002 to acquire such interest in land and any other interest therein by compulsory purchase on behalf of the Public in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law 1961, as amended;

- (d) to authorise the payment or discharge of the expenses to be incurred in connection with the acquisition of the interest in land and any other interest therein referred to in sub-paragraphs (b) and (c) above and the repayment of all legal expenses; and
- (e) to authorise the Attorney General and the Greffier of the States on behalf of the Public to pass any contracts which could be found necessary to pass in connection with the acquisition envisaged by this paragraph (1).

Members present voted as follows –

**POUR: 40**

Senator L. Norman  
Senator F.H. Walker  
Senator W. Kinnard  
Senator P.F. Routier  
Senator M.E. Vibert  
Senator P.F.C. Ozouf  
Senator T.J. Le Main  
Senator B.E. Shenton  
Senator F.E. Cohen  
Senator J.L. Perchard  
Connétable of St. Ouen  
Connétable of St. Mary  
Connétable of St. Clement  
Connétable of St. Helier  
Connétable of Trinity  
Connétable of St. Lawrence  
Connétable of Grouville  
Connétable of St. Brelade  
Connétable of St. Martin  
Connétable of St. John  
Connétable of St. Saviour  
Deputy R.C. Duhamel (S)  
Deputy J.J. Huet (H)  
Deputy of St. Martin  
Deputy P.N. Troy (B)  
Deputy R.G. Le Hérisssier (S)  
Deputy J.B. Fox (H)  
Deputy S.C. Ferguson (B)  
Deputy of Grouville  
Deputy of St. Peter  
Deputy J.A. Hilton (H)  
Deputy G.W.J. de Faye (H)  
Deputy P.V.F. Le Claire (H)  
Deputy J.A.N. Le Fondré (L)  
Deputy D.W. Mezbourian  
(L)  
Deputy of Trinity

**CONTRE: 6**

Senator S. Syvret  
Deputy A. Breckon (S)  
Deputy G.C.L. Baudains (C)  
Deputy G.P. Southern (H)  
Deputy of St. Ouen  
Deputy S. Pitman (H)

**ABSTAIN: 0**

Deputy S.S.P.A. Power (B)  
Deputy A.J.D. Maclean (H)  
Deputy K.C. Lewis (S)  
Deputy of St. Mary

THE STATES commenced consideration of paragraph (2) of the proposition of the Council of Ministers concerning the Esplanade Quarter, St. Helier: Masterplan and rejected a proposition of Deputy Geoffrey Peter Southern of St. Helier that, in accordance with Standing Order 81, part of the debate should be conducted 'in camera'.

THE STATES rejected a proposition of Deputy Robert Charles Duhamel of St. Saviour that, in accordance with Standing Order 79 the debate on paragraph (2) of the proposition relating to the Esplanade Quarter, St. Helier Masterplan should be suspended and the Corporate Services Scrutiny Panel requested to consider having the proposition referred to it.

Members present voted as follows –

**POUR: 1**

Deputy R.C. Duhamel (S)

**CONTRE: 40**

Senator L. Norman  
Senator F.H. Walker  
Senator W. Kinnard  
Senator P.F. Routier  
Senator M.E. Vibert  
Senator T.J. Le Main  
Senator B.E. Shenton  
Senator F.E. Cohen  
Senator J.L. Perchard  
Connétable of St. Ouen  
Connétable of St. Mary  
Connétable of St. Clement  
Connétable of St. Helier  
Connétable of Trinity  
Connétable of St. Lawrence  
Connétable of St. Brelade  
Connétable of St. John  
Connétable of St. Saviour  
Deputy A. Breckon (S)  
Deputy of St. Martin  
Deputy G.C.L. Baudains (C)  
Deputy P.N. Troy (B)  
Deputy R.G. Le Hérisssier (S)  
Deputy J.B. Fox (H)  
Deputy G.P. Southern (H)  
Deputy S.C. Ferguson (B)  
Deputy of St. Ouen  
Deputy of Grouville  
Deputy of St. Peter  
Deputy J.A. Hilton (H)  
Deputy G.W.J. de Faye (H)  
Deputy P.V.F. Le Claire (H)  
Deputy J.A.N. Le Fondré (L)  
Deputy D.W. Mezbourian  
(L)  
Deputy of Trinity

**ABSTAIN: 0**

Deputy S.S.P.A. Power (B)  
Deputy S. Pitman (H)  
Deputy A.J.D. Maclean (H)  
Deputy K.C. Lewis (S)  
Deputy of St. Mary

### **Change of Presidency**

The Bailiff briefly retired from the Chamber during consideration of paragraph (1)(a) to (e) of the proposition concerning the Esplanade Quarter, St. Helier: Masterplan and the meeting continued under the presidency of Mr. Michael Nelson de la Haye, Greffier of the States, until his return.

### **Adjournment**

THE STATES adjourned, having agreed to reconvene on Thursday 5th June 2008 to continue the discussion of paragraph (2) of the proposition of the Council of Ministers entitled 'Esplanade Quarter, St. Helier: Masterplan and the outstanding items of public business.

THE STATES rose at 5.42 p.m.

**A.H. HARRIS**

*Deputy Greffier of the States*