

Price : #1.00

THE STATES assembled on Tuesday,
5th November 1991 at 9.30 a.m. under
the Presidency of the Bailiff,
Sir Peter Crill, C.B.E.

His Excellency the Lieutenant Governor,
Air Marshal Sir John Sutton, K.C.B.,
was present.

All Members were present with the exception
of -

Senator Reginald Robert Jeune - out of
the Island.

Senator Bernard Thomas Binnington -
out of the Island.

Senator Pierre François Horsfall - out
of the Island.

Senator Anne Baal - ill.

Senator John Stephen Rothwell - out of
the Island.

Richard Winter Le Sauteur, Connétable
of Grouville - out of the Island.

Michael Adam Wavell, Deputy of St.
Saviour - out of the Island.

Thomas James Jordan, Deputy of St.
Brelade - out of the Island.

Prayers

Mary Alexander - welcome

The Bailiff welcomed to the House
Miss Mary Alexander the new Chief Officer
of the Sport, Leisure and Recreation
Committee.

Subordinate legislation tabled

The following enactments were laid
before the States, namely -

1. Consumer Protection (Safety of
Cosmetic Products) (Jersey) Order
1991. R & O 8294.
2. Telecommunications (Telephones)
(Amendment No. 17) (Jersey) Order
1991. R & O 8295.

St. Helier Waterfront Plan
(P.86/91): supplement P.171/91

The Finance and Economics Committee
by Act dated 14th October 1991 and the
Policy and Resources Committee by Act dated
29th October 1991 presented to the States
their comments on the St. Helier Waterfront
Plan.

THE STATES ordered that the said report be
printed and distributed.

Matters noted - land transaction

THE STATES noted an Act of the
Finance and Economics Committee dated 28th
October 1991, showing that in pursuance of
Standing Orders relating to certain
transactions in land, the Committee had
approved as recommended by the Housing
Committee, and with the support of the
Island Development Committee, the purchase
from Mrs. Grace Amelia Beardsley, née
Sullivan, of Landscape Cottage, Le Bernage,
Longueville, St. Saviour for the sum of
#110,000 with each party being responsible
for its own legal fees.

Matters noted - financial
transactions

THE STATES noted an Act of the
Finance and Economics Committee dated 28th
October 1991, showing that in pursuance of
Rule 5 of the Public Finances (General)
(Jersey) Rules 1967, as amended, the
Committee had noted that -

- (a) the Harbours and Airport Committee
had accepted the lowest of four
tenders, namely that submitted by

R.M. Douglas Construction Limited,
in the sum of #541,438.52 for
Phase I of the reconstruction of
the passenger landing stages on
the Albert Pier, St. Helier;

(b) the Housing Committee had accepted
the lowest of six tenders, namely
that submitted by Hacquoil and
Cook Limited, in the sum of
#1,504,934.36 in a contract period
of 74 weeks for the development of
eight two-bedroom houses, ten two-
bedroom flats and two one-bedroom
flats on the former Channel
Television site, Rouge Bouillon,
St. Helier.

Matters lodged

The following subjects were lodged
``au Greffe" -

1. Field 77, Grouville: transfer
of administration to Public
Health Committee P.164/91
Presented by the Housing Committee
2. Grouville Hospital site:
transfer of administration to
Housing Committee P.165/91
Presented by the Public Health
Committee
3. Draft Compulsory Purchase of Land
(Procedure) (Amendment No. 4)
(Jersey) Law 1991 (Appointed Day)
Act 199 P.166/91
Presented by the Legislation
Committee
4. Draft Housing (Amendment No. 6)
(Jersey) Law 1991 (Appointed
Day) Act 199 P.167/91
Presented by the Housing Committee
5. Draft Island Planning (Amendment
No. 4) (Jersey) Law 1991
(Appointed Day) Act 199 P.168/91
Presented by the Island
Development Committee
6. Motor vehicles: display of
insurance discs P.169/91
Presented by the Defence Committee

7. Kensington Chambers, St. Helier:
lease P.170/91
Presented by the Public Health
Committee.
8. Housing - strategy for the 90's
(P.142/91): petition P.172/91
Presented by Senator Corrie Stein.

Arrangement of Public Business for
the next Sitting on 19th November 1991

THE STATES confirmed that the
following subjects lodged au Greffe should
be considered at the next Sitting on 19th
November 1991 -

Belle Vue Pleasure Park and Fields 91
and 91A, St. Brelade, rezoning -
rescission P.140/91
Lodged: 10th September 1991
Senator R.J. Shenton (Partially
debated and deferred on 8th October
1991)

THE STATES decided to take this
subject as the first item of Public
Business.

Field 77, Grouville: transfer of
administration to Public Health
Committee P.164/91
Housing Committee

Grouville Hospital site:
transfer of administration to Housing
Committee P.165/91
Public Health Committee

Draft Compulsory Purchase of
Land (Procedure) (Amendment No. 4)
(Jersey) Law 1991 (Appointed Day) Act
199 P.166/91
Legislation Committee

Draft Housing (Amendment No. 6)
(Jersey) Law 1991 (Appointed Day) Act
199 P.167/91
Housing Committee

Draft Island Planning
(Amendment No. 4) (Jersey) Law 1991
(Appointed Day) Act 199 P.168/91

Island Development Committee

Motor Vehicles: display of
insurance discs P.169/91
Defence Committee

Kensington Chambers, St.
Helier: lease P.170/91
Public Health Committee

St. Helier Waterfront Plan
P.86/91
Lodged: 28th May 1991
Island Development Committee.

THE STATES decided to take the
undermentioned subjects into consideration
on 26th November 1991 -

Housing strategy for the 90's P.142/91
Lodged: 17th September 1991
Housing Committee

Housing strategy for the 90's
(P.142/91): amendment P.161/91
Lodged: 22nd October 1991
Senator R.J. Shenton

Housing strategy for the 90's
(P.142/91): petition P.172/91
Lodged: 5th November 1991
Senator C. Stein

Draft Building Loans
(Miscellaneous Provisions) (Amendment
No. 21) (Jersey) Regulations 199
P.159/91
Lodged: 22nd October 1991
Housing Committee.

Housing strategy for the 90's
(P.142/91): petition P.172/91

Senator Corrie Stein presented to
the States a petition of the Jersey States'
Tenants Action Group and others, asking the
States to grant the prayer of the petition
that the Housing Committee be requested to
reconsider the proposals contained in
paragraphs 6.67, 6.68, 6.69, 6.84 and 6.85
of the Housing Committee's report entitled
``Housing strategy for the 90's"
(P.142/91) in the light of their impact on
individual tenants.

THE STATES referred the said petition to the Housing Committee and lodged the proposition ``au Greffe".

Bellozanne Incinerator emissions, monitoring and solid waste disposal. Questions and answers. (Tape No. 112)

Senator Nigel Lewis Qu  r  e asked Deputy John Le Gallais of St. Saviour, President of the Public Services Committee, the following questions -

- ``1. Will the President give full details of all the analyses of emissions from the Bellozanne Incinerator? Will he compare these with -

emission levels in the plant specifications, the current applicable standards, and E.C. standards due to become effective in 1996?
2. Will the President, likewise give full details of all the analyses of bottom ash, clinker and flyash?
3. Will the President, likewise, give full details of all the environmental monitoring which has taken place in the Bellozanne area?
4. Will the President inform the States what his Committee has done to address the requirements of the Strategic Policy report, as amended, with respect to solid waste?"

The President of the Public Services Committee replied as follows -

- ``1, 2 and 3 The answer to Senator Qu  r  e's first three questions are all technical.

I have with me the analyses of the emissions from the incinerator, I have the standards set in the plant specification, I have the

results of analyses of ash undertaken by a United Kingdom laboratory and by the States Analyst, I have a report on the probable ground level concentration of pollutants based on an analyses of a comparable plant to our own in the United Kingdom, and I have the emission standards which will apply to the European Community after 1996.

I have to confess to not understanding very much of this technical information. With the permission of the Bailiff, I have decided that, so as to avoid reading it all out, it should be lodged with the Greffier who will make it available to any member who needs it. I do, however, want to issue a word of caution that to understand the true significance of a great deal of this information one needs to be technically qualified, or have the opportunity of qualified advice. My department will willingly help any member to fully understand the various papers.

In layman's language, the present United Kingdom standards of incinerator emissions are in respect of particulates and the Bellozanne plant meets those standards. The E.C. have set far higher standards which will apply after 1996, and which include standards for a range of pollutants which include some acidic compounds, the oxides of carbon and sulphur and of certain heavy metals.

I am unaware of any current standards for materials used as landfill, but the department's officers are co-operating with Danish scientists who are studying

the leachate of toxic materials from incinerator plant ash when immersed in sea water.

I would point out that sea water and shellfish are regularly analysed from around the Island's coast and that these analyses have shown no evidence of the leaching of pollutants from either the La Collette or west of Albert reclamation sites.

Little environmental monitoring has been carried out at Bellozanne. The department has used the results of environmental monitoring from similar plants to estimate the level of pollution which might be expected in the proximity of the Bellozanne plant. An extract from this data is included in the information which has been lodged with the Greffier. It should be noted that this information was obtained on a confidential basis and because of this all references to its source have been deleted.

4. The need to meet higher environmental standards was recognised a considerable time ago; the specification of the third stream incinerator, sludge drying and ultra violet treatment of final effluent are examples. After 1996, the E.C. is lifting the standards for the control of pollutants onto an altogether higher plain. The Public Services Committee is in no doubt that the Island should comply with these new standards, and it is with this in mind that the Committee has already appointed the Government Warren Springs Laboratory to undertake an analytical survey of the incinerator plant to establish the present emission levels of both flue gasses and ash of those

chemicals to which standards are going to apply after 1996.

The department's engineers have already met representatives of several companies who are in the forefront of supplying gas cleaning equipment for incinerators and other industrial plants. When Warren Springs have analysed the present emissions, discussions with these companies for the supply of gas cleaning equipment to comply with future standards will continue.

Some publicity has been given to the problems associated with meeting future standards by municipal solid waste incinerators. There are in the United Kingdom some 34 municipal solid waste incinerators disposing of some 2.3m tonnes, or eight per cent of the country's total domestic waste. Many are old, with low, uncontrolled combustion temperatures. Very few are high temperature heat recovery plants comparable with our own at Bellozanne. The emission of pollutants is related to combustion temperatures and it is for that reason that meeting the new standards is an economic proposition for the more modern plants while the converse is not necessarily the case. A simple low temperature plant was decommissioned at Bellozanne 12 years ago.

In attempting to paint a picture of the relevance of Senator Qu  r  e's questions for we laymen, I want to state emphatically that incineration remains the best option for the disposal of the majority of combustible solid waste in Jersey. Members will have seen pictures of the 5,000 to 6,000 tonnes of waste material stacked at Bellozanne which represents one-twelfth of the quantity of refuse that will be incinerated this year. I do not

rule out that there are alternatives to matching incineration capacity to demand; an awareness by all sections of the community of the need to reduce their contribution to the amount of waste to be disposed of is in the forefront of those alternatives. When the Resources Recovery Board took the decision to extend incineration capacity five and a half years ago it was on the basis that the continued annual increase in volume would reduce, that however has not been the case. I give the House an assurance that the Public Services Committee, in consultation with the Policy and Resources Committee will continue to explore all practical means of limiting the quantity of waste to be disposed of through the combustion process.

The Bellozanne plant, by recycling 70,000 tonnes of rubbish into energy equivalent to more than 1m gallons of fuel oil, does make a significant contribution to the Island's environment and demand on one of the world's finite resources. The improvements that are en train to control pollution will enhance contribution still further."

Belle Vue Pleasure Park, Fields 91 and 91A, St. Brelade. Question and answer (Tape No. 112)

The Connétable of St. Brelade asked the Connétable of St. John, President of the Island Development Committee the following question -

``Will the President give an assurance that the Category A housing development to take place on Belle Vue Pleasure Park and Fields 91 and 91A, St. Brelade, will not exceed the equivalent of 133 three-bedroomed houses, which is the Island Development Committee's stated theoretical capacity if no additional community facilities are provided on

the site?"

The President of the Island Development Committee replied as follows -

``While I can understand the concern of the residents of St. Brelade to know how many dwellings will go on this land, which concern has been consistently voiced by the Parish's representatives, I am unable to be categorical about the precise number of dwellings that will be built until such time as a development plan is prepared.

My Committee indicated the likely level of development in paragraph 8.1-8.4 of Projet 83/90 and maintains its view that this level is appropriate for the site. The Projet indicated a yield for housing based on the assumption that a primary school might be built. Clearly my Committee will need further discussion with the Education Committee before the precise requirements are identified. Equally, there will be other community facilities that need to be provided on this land which still need to be quantified.

I would like to make it absolutely clear that even in the event of there being limited community facilities on this land, the Committee still envisages a `model village' in which the development has a focal point - probably a grassed public open space - and that the new dwellings will be set in a `landscaped setting'. It is not our intention that this land should be completely covered in houses if the States develops it.

I trust, therefore, that members of the States will understand that we cannot be categorical at this stage for exactly the same reason that we could not be categorical in Projet 83/90. I informed the States two weeks ago that my Committee will prepare a development plan for this land, and we will do this in consultation with the Parish representatives.

I would add that for the purposes of the Housing Committee's projections for housing yield from this site (in relation to that Committee's policies which we will discuss later today) we have agreed that approximately 160 dwellings can be constructed on this land, and that this will comprise a mix of unit size and tenure, as described in Projet 83/90 paragraph 8.2.

In conclusion, therefore, while we cannot give a categoric assurance at this stage, I have every confidence that the actual yield from this site will be in the order of 663 habitable rooms, or the equivalent of 133 three-bedroomed houses."

Transfer of Functions (Fort Regent Development Committee) (Jersey) Act 1991

THE STATES, in pursuance of Article 29 of the States of Jersey Law 1966, made an Act entitled the Transfer of Functions (Fort Regent Development Committee) (Jersey) Act 1991.

Imprisonment for debt. P.146/91

THE STATES, adopting a proposition of Deputy Maurice Clement Buesnel of St. Helier agreed to request the Legislation Committee to examine the question whether the existing Law in Jersey in relation to imprisonment for debt needs to be altered in any way because of changing circumstances, and to report on the matter to the States in due course.

Quatre Bras Hotel site: redevelopment. P.158/91

THE STATES, adopting a proposition of the Housing Committee -

- (a) approved Drawings 88-411/23-34 showing the redevelopment of the Quatre Bras Hotel site to provide eight, two-bedroomed and two, three-bedroomed units of accommodation;
- (b) authorised the Greffier of the States to sign the said Drawings

on behalf of the States.

Harbours and Airport Committee:
capital repayments in 1992. P.160/91

THE STATES, adopting a proposition of the Finance and Economics Committee authorised the Finance and Economics Committee to reduce the amount owing to the capital fund by the Harbours and Airport Committee by making one-off capital repayments in 1992 in respect of the following capital projects -

- (i) St. Helier Harbour development - (Vote C0240) the whole of the outstanding balance, owed to the capital fund.
- (ii) Runway reprofiling and resurfacing - Vote C2811 - £1.735 million.

Tourism (Amendment No. 6) (Jersey)
Law 1991. P.162/91

THE STATES, subject to the sanction of Her Most Excellent Majesty in Council, adopted a Law entitled the Tourism (Amendment No. 6) (Jersey) Law 1991.

THE STATES rose at 11 a.m.

C.M. NEWCOMBE

Deputy Greffier of the States.