

STATES OF JERSEY

r

PLANNING APPLICATIONS: REQUIREMENT TO PUBLICIZE

Lodged au Greffe on 12th October 2004
by Senator P.V.F. Le Claire

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to agree that the Environment and Public Services Committee should take immediate steps to ensure that –

- (i) all applications for permission to develop land submitted to the Committee are publicized for a period of at least 28 days to allow representations on the application to be made by the public and
- (ii) all such applications, including all relevant drawings, are made available for public inspection during the above 28-day period at the Parish Hall in the Parish to which the application relates and at the Committee's offices.

SENATOR P.V.F. LE CLAIRE

REPORT

This Proposition is intended to protect the public and the environment from the spread of unacceptable planning policies. Over the past 5 years we have seen changes at the Planning Department which favour the developer at the expense of the community. At a time when strong representation of the public interest was undermined, we have seen the political Planning Sub-Committees reduced in number and very much influenced by the professionals employed by the large developers. Consideration has not been given to the impact on Island life, whether it be traffic safety or acceptable living conditions. The people of our Island are not treated fairly when it comes to ensuring that developments do not affect their quality of life. At the present time an inadequate notice is placed in the Jersey Evening Post asking those affected to write within 7 days to the Planning office. What provision is made for someone who is hospitalised or on vacation? Do they lose their rights because of the 7-day limit? If this proposition is accepted it will mean that the period will be extended to 28 days, and instead of going down to South Hill, which is not the easiest place to visit unless you are an architect or developer, the residents and those other interested parties can go to the centre of Jersey life – their local Parish Hall. There the public can find site plans and proper location details (not just field numbers which mean nothing to most ordinary people) and a copy of the application forms. The Parish residents will have the benefit of advice from the honorary officials with regard to the effect on the immediate area, thus giving the Connétable and Parish Deputies the opportunity in assisting the public if required. In other words, “The Jersey Way”. The Environment and Public Services Committee should arrange with the JEP or other media for a display advertisement on a specified day each week in order that the public will know where to look.

Financial and manpower implications

With regard to the costs, I am quite sure given their own enthusiasm in supporting this, a commercial agreement in favourable terms could be reached with the JEP or other provider being seen to provide a cost-effective public service to the community. Eventually these costs of advertising could be borne by the developer, together with the costs of road resurfacing when required. I would be happy to have this Proposition forwarded for consideration of the relevant Committees, and most importantly the Comité des Connétables, who I am happy to meet with in order to avoid any further repeats of mistakes in the past.