

States 2nd May 2007

Fields 848, 851 and 853, Bel Royal, St. Lawrence: Committee of Inquiry P.49.2007

THE STATES commenced consideration of a proposition of the Connétable of St. Lawrence concerning the establishment of a Committee of Inquiry into the development of Fields 848, 851 and 853, Bel Royal, St. Lawrence.

THE STATES, having adopted a proposition of the Connétable of St. Lawrence and agreed to allow him to withdraw paragraph (b) of the proposition, agreed that—

- (a) a Committee of Inquiry should be established in accordance with Standing Order 146 in order to investigate –
 - (i) the process and rationale of rezoning Fields 848, 851, 853, and 854, Bel Royal, St. Lawrence as identified in policy H2 of the Island Plan 2002 (and including Fields 861, 862A and 863A);
 - (ii) the present demand for the type of houses proposed under the scheme set out in the most recent planning application for the fields;
 - (iii) the effectiveness of the depth of analysis and review performed by States' Departments in assessing the suitability of the fields rezoned;
 - (iv) the effectiveness of the Planning and Environment Department in independent consideration and assessment of the developer's proposals;
 - (v) the effectiveness of the consideration by the Planning and Environment Department of the submissions and documentation of the developer in meeting the terms of the development brief and/or the Island Plan 2002 specifically to include statements contained in paragraphs 8.69 to 8.73 of the Island Plan 2002;
 - (vi) the status of the development brief and its relationship with separate statements in the Island Plan 2002;
 - (vii) the impact of the proposed development upon the infrastructure of the West of the Island in matters such as schools, roads, traffic, drains and existing flood plains;
 - (viii) any other matters which are shown to be relevant during the period of inquiry.
 - (ix) to investigate the effectiveness of the planning process and the related conditional decision to grant planning permission and subsequent decisions taken by or on behalf of the Minister for Planning and Environment, in relation to securing adequate protection of trees on the site.*

* added on 4th July 2007

Procedural –

The States agreed

(a) to appoint the following persons as members of the Committee of Inquiry –

(i) Mrs. Carol Elizabeth Canavan (Chairman);

(ii) Mr. David James Watkins;

(iii) Mr. Peter Dawson Cameron. (**Subsequently resigned and replaced by**)

(iv) Mr Peter Kemble

(b) that, in accordance with Standing Order 146(5)(b) and (c) –

(i) Mr. Watkins shall, if required, preside in the absence of the Chairman; and

(ii) the quorum of the Committee shall be 2.