

**FIELD 921, RUE A GEORGES, ST. MARY: RESIDENTIAL DEVELOPMENT WITHIN THE AGRICULTURAL
PRIORITY ZONE**

**Lodged au Greffe on 2nd February 1999
by Senator L. Norman**

STATES OF JERSEY

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PROPOSITION

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

to express their support for the grant of permission by the Planning and Environment Committee for the construction of a bungalow on Field 921, Rue à Georges, St. Mary, which is situated within the Agricultural Priority Zone.

SENATOR L. NORMAN

Report

Field 921 was acquired by Jersey couple Mr. and Mrs. Richard Le Maistre from the mother of Mr. Le Maistre in 1984.

The field measures approximately 30 perch and has no access from the road, the only means of access being through the Roc Annick Hotel complex. The small size of the field and the lack of passage for agricultural machinery means that the field has no commercial agricultural value.

Permission was granted, I believe in 1987, for a bungalow to be built in the adjacent Field 925. When this was constructed the owners of the new property, to their dismay, discovered that there was insufficient room to build their septic tank and soakaway system, and were eventually obliged to construct such a system in Field 921 (Mr. and Mrs. Le Maistre's field), thereby reducing the size of that field by some 10 perch!

Mr. and Mrs. Le Maistre are currently buying a modest house in St. Helier with the aid of a States' Loan. This is becoming increasingly difficult for Mrs. Le Maistre as she is suffering from a medical condition which is causing her to become increasingly less mobile, and she will, in due course, be unable to use the stairs. This is a tragic situation for a lady only in her late 30s, and the ability to build a bungalow on a site they already own would remove the current worries they have about their future.

Notwithstanding that Field 921 lies within the Agricultural Priority Zone, I have been advised that the Department of Agriculture and Fisheries would have no objection to the construction of a domestic dwelling on the sited provided that any necessary sewage systems were contained within the site area.

Normally I would not support further encroachment into the countryside, but there is always the odd occasion when an exception is appropriate, and there is no doubt in my mind that this is such an occasion.

The owner of Roc Annick has, he tells me, no objection in principal to the development of Field 921, preferring an access to be created onto the road thereby removing the necessity for the right of way through his property to be maintained.