

STATES OF JERSEY

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**FIELDS 848, 851 AND 853, BEL ROYAL,
ST. LAWRENCE: COMMITTEE OF INQUIRY
(P.49/2007) – AMENDMENT**

Lodged au Greffe on 12th April 2007
by the Connétable of St. Lawrence

STATES GREFFE

FIELDS 848, 851 AND 853, BEL ROYAL, ST. LAWRENCE: COMMITTEE OF INQUIRY (P.49/2007)–
AMENDMENT

In paragraph (b) after the words “in respect of this site” insert the words “(including the finalisation of any detailed planning conditions or obligations)”.

CONNÉTABLE OF ST. LAWRENCE

REPORT

Whilst I now note the Minister for Planning and Environment's comments that the application was effectively determined on 21st March 2007, I remain concerned that this application has all the appearances of producing a substantial over-development with untold consequences on the infrastructure of the West of the Island.

The process by which we have arrived at this point certainly does remain questionable in parts, and I remain of the opinion (supported by the Deputies of St. Lawrence and St. Peter) that an independent inquiry into this process will be valuable, at the very least in identifying any issues which can be avoided in the future and more importantly for this site, to ensure as satisfactory a development as possible.

It would seem logical that one of the results of this process would be an independent assessment of any draft planning obligations or conditions included in the permit, and would allow an independent assessment of the efficacy of such conditions and whether they are sufficient or not. This would, in my mind, meet some of the concerns of residents and would assist both the Minister and the Developer in demonstrating that this development will be of the highest quality. As I have indicated in my earlier report, the developer is entitled to have the application determined within a reasonable period of time. Equally, to my mind, the residents most directly affected by this development and Islanders as a whole are also deserving of the opportunity to ensure that planning conditions are stringently designed, are enforceable, and are appropriate to a development of this scale. The States have an obligation to look after the interests of all Islanders.

The Minister has indicated that the application has effectively been determined, albeit with approximately 60 conditions to be attached. The applicant therefore has a reasonable understanding that their proposals have been generally accepted. A delay of no more than 3 months (hopefully less) is not unreasonable if it assists with the proper design of stringent planning conditions to ensure an appropriate development is achieved.

The financial and manpower implications of the principal proposition are set out in P.49/2007 and there are no further resource implications arising from this amendment.