



THE STATES assembled on Tuesday,
29th May, 1984 at 10.15 a.m. under
the Presidency of the Bailiff, Sir Frank
Ereaut.

His Excellency the Lieutenant Governor, General Sir Peter
Whiteley, G.C.B., O.B.E., was present.

All members were present with the exception of –

Senator John Philip de Carteret – absent.

Senator Anne Baal – out of the Island.

Prayers.

Matters lodged.

The following subjects were lodged “au Greffe” –

1. **Draft Policing of Parks (Amendment No. 4) (Jersey) Regulations, 198 . P.65/84.**
Presented by the Public Works Committee.
2. **The Island Plan – the key issues: amendment. P.66/84.**
Presented by Deputy Francis Hedley Morel of St. Saviour.
3. **Field 105, La Petite Route des Mielles, St. Brelade: development. P.67/84.**
Presented by Deputy Enid Clare Quénault of St. Brelade. The States decided to take this subject into consideration on 12th June, 1984.
4. **Draft Shops (Sunday Trading) (No. 4) (Jersey) Regulations, 198 . P.68/84.**
Presented by the Tourism Committee. The States decided to take this subject into consideration on 12th June, 1984.

Weighbridge Island Site. Questions and answers.

Senator Pierre François Horsfall asked Deputy Norman Stuart Le Brocq of St. Helier, President of the Island Development Committee, the following questions –

“On 25th September, 1979, the States charged the Island Development Committee to prepare for the approval of the States proposals for the use and layout of the present La Collette reclamation area, the reclamation area west of the Albert Pier and the site known as the ‘Island site’ to the north of St. Helier Harbour.

Would the President reply to the following questions which relate to the area known as the ‘Island’ site –

1. Has the Committee yet come to any conclusions regarding the Island site and has a plan been drawn up?
2. If such a plan has been drawn up, when will it be presented to the States for approval?
3. Is it the Committee’s intention to include any money in its 1985 budget to enable work to start during 1985?
4. If the answer to question 3 is negative, will the President say how many more years it will be before work can start on the task of putting the Island site to a more beneficial use?”

The President of the Island Development Committee replied as follows –

- “1. The Island Development Committee is particularly conscious of its responsibilities for the future planning and development of not only the ‘Island’ site but also the new reclamation site west of the Albert Pier. Indeed it believes it has a duty to take a comprehensive view of not only those two areas, but also the Caledonia Place/Bus Station area and the northern part of the harbour, and accordingly intends to bring forward plans outlining proposals for the entire area.

The Committee believes that the 'Island' site cannot be divorced from the adjoining areas, and the ultimate form of redevelopment will depend very much on development of St. Helier Harbour and its environs.

The future planning of the Weighbridge 'Island' site is constrained by a number of factors which have important implications for a number of other Committees of the States – including the Harbours and Airport Committee, Public Works Committee, Tourism Committee and the Resources Recovery Board. Not least, the redevelopment of the site has important implications for the States in terms of capital expenditure over forthcoming years; a period in which the Committee sees several competing claims for resources in relation to projects of other Committees.

Additionally, the Committee will itself be seeking resources on such schemes as the redevelopment of Springfield and the possible development of a new sports stadium to replace the Springfield pitch.

Accordingly, the Island Development Committee considers that it must relate its work on the Weighbridge site to what is happening elsewhere, as the general availability of funds will, to a large extent, determine the type of development that can be achieved.

Plans which have been considered encompass both 'high' and 'low-key' development options which cover the complete range from maximising commercial development, and hence a financial return to the States, to the rehabilitation and re-use of the fine granite buildings on the site. The States will appreciate however, that these options need to be carefully considered from the economic and phasing standpoints involving as they do a complex inter-relationship of several land users both in the public and private sectors.

The President of Public Works will, I am sure, confirm that in order to achieve a satisfactory plan for the management of increased traffic flows in St. Helier it is necessary, ultimately, to carry out major improvements in this area. The States will appreciate that the development of a 36 acre area of reclaimed land adjacent to the site will entail significant changes to traffic patterns in this area.

Four major considerations have weighed heavily with the Committee in the deliberations it has had in relation to this site –

- (a) the Island's bus station should be moved from its present location to the 'Island' site, with its existing site reverting to a landscaped open space. The Committee believes that the JMT would benefit in terms of improved facilities, and the public would benefit from a major environmental improvement at the Island's 'gateway';
- (b) the Harbour Office and Tourism Office are both well located and should remain on the 'Island' site. Indeed the Committee has agreed that the much needed extension to the Tourism Office can proceed without prejudice to the eventual redevelopment scheme;
- (c) as much as possible of the granite wall bounding the site should be retained;
- (d) the requisite traffic improvements being generated by the Public Works Committee should not be compromised in any way. The harbour area is and will increasingly become the hub of the Island's traffic system, and in years to come the Island will pay dearly if improvements are unable to be made.

Little can be achieved, other than the Tourism Office extension, until the former Abattoir is vacated by the move of the Harbour Works Depot to La Collette, probably late in 1986. However, from that time it is

concluded that it could be a lengthy period until circumstances are such that a major redevelopment of the site is possible. In the meantime, therefore, the Planning Department together with the Committee's consultants on the Island Plan, are looking at ways in which the existing buildings on the site can be productively used.

2. The short term proposals should be presented to the States in parallel with or possibly in advance of the Island Plan in 1985, and will also suggest the broad basis of the final scheme. Much work still needs to be undertaken on the costing of proposals and the sources of finance, and on phasing.
3. No, although it is anticipated that resources will be requested for 1986 if the States agree the proposals put to them next year.
4. As mentioned in my answer to question 3 it is anticipated that money is likely to be requested for the 1986 Budget though until the move of the Harbour Works late in that year, only relatively small changes can be made."

Hospitals Manual Workers dispute. Statement.

The President of the Establishment Committee made a statement in the following terms –

"I have to inform the House that a meeting of the two sides in the current manual workers dispute at the Hospitals took place yesterday. A basis for agreement was reached, and this will be recommended by the Employees' negotiating team to a meeting of the Shop Stewards Committee to be held this morning. It is anticipated that this will lead to a recommendation from that Committee to a mass meeting of Hospital manual workers to be held this evening. The House will, I am sure, understand if I decline to say anything further on the subject."

Les Quennevais Recreation Area – amalgamation of votes of credit.

THE STATES, adopting a Proposition of the Education Committee, authorised that Committee to amalgamate the undermentioned capital votes of credit into a single vote entitled “Les Quennevais Recreation Area” –

C.0502 Les Quennevais – Floodlighting (all weather pitch)

C.0507 Les Quennevais Playing Fields – Development

C.0532 Les Quennevais Playing Fields – All weather pitch.

Liberation Anniversary Committee.

THE STATES, adopting a Proposition of Senator Ralph Vibert –

- (1) appointed a Special Committee to arrange celebrations to mark the 40th Anniversary of the Liberation of the Island from enemy occupation and also to consider the question of the celebration of Liberation Day in the future;
- (2) appointed the following as members of the Special Committee –

The President of the Tourism Committee,
President

The President of the Defence Committee

The President of the Public Works
Committee

The Chairman of the Committee of
Connétables

The Connétable of St. Helier

The senior Deputy of the States

Deputy E.C. Quénault of St. Brelade;

- (3) authorised the Committee to co-opt such other persons as it thinks fit, whether members of the States or not.

Review of Economic Policies – Committee of the Whole House.

THE STATES, on the Proposition of the President of the Policy Advisory Committee, resolved into a Committee of the Whole House to continue discussion of the Report of the Committee on Economic Policies (P.26/84).

THE STATES rose at 1.10 p.m.

E.J.M. POTTER,

Greffier of the States.