



**THE STATES assembled on Wednesday
22nd June 2011, at 09.30 a.m. under
the Presidency of the Bailiff,
Michael Cameron St. John Birt Esquire.**

All members were present at roll call with the exception of –

Connétable Kenneth Priaulx Vibert of St. Ouen – en défaut
Deputy Geoffrey Peter Southern of St. Helier – en défaut (défaut raised at 9.37 a.m.)
Deputy Trevor Mark Pitman of St. Helier – en défaut (défaut raised at 9.41 a.m.)

Prayers

Guernsey's Treasury and Resources Minister – welcome

The Bailiff, on behalf of all members, welcomed Mr. Charles Parkinson, Guernsey's Treasury and Resources Minister, who was present in the public gallery.

Urgent Oral Question

(see Official Report/Hansard)

The Connétable of St. Helier asked the following question of the Minister for Transport and Technical Services which the Bailiff had allowed in accordance with Standing Order 15 relating to urgent oral questions –

“Will the Minister agree to place on hold the ordering of railings for the Millennium Town Park until the outcome of the debate on the proposition of Deputy D.J. De Sousa (‘Millennium Town Park: railings – P.117/2011) is known?”

Documents presented or laid

Land Transactions under Standing Order 168(3) – Jersey Electricity Company Sub-Station Housing Sites Phase 2 – leases. R.76/2011.
Presented: 22nd June 2011.
Minister for Treasury and Resources.

Notification of lodged propositions

Draft Social Security (Amendment of Law No. 1) (Jersey) Regulations 201- P.110/2011.
(P.110/2011): amendment. Amd.
Lodged: 22nd June 2011.
Deputy G.P. Southern of St. Helier.

Withdrawal of lodged propositions

THE STATES noted that, in accordance with Standing Order 34(1), the proposers of the following propositions lodged “au Greffe” had informed the Greffier of the States that they had been withdrawn –

Island Plan 2011: approval (P.48/2011): twenty-seventh amendment. Lodged: 26th April 2011. <i>Deputy S.S.P.A. Power of St. Brelade.</i>	P.48/2011. Amd.(27)
Island Plan 2011: approval (P.48/2011): thirty-seventh amendment (paragraph 3). Lodged: 26th April 2011. <i>Deputy J.A.N. Le Fondré of St. Lawrence.</i>	P.48/2011. Amd.(37)
Island Plan 2011: approval (P.48/2011): thirty-eighth amendment (paragraph 11). Lodged: 26th April 2011. <i>Connétable of St. Helier.</i>	P.48/2011. Amd.(38)

Island Plan 2011: approval P.48/2011

THE STATES resumed consideration of a proposition of the Minister for Planning and Environment concerning the approval of the Island Plan 2011 (P.48/2011).

THE STATES, adopting paragraphs (a), (c) and (e) of an amendment of Deputy John Alexander Nicholas Le Fondré of St. Lawrence (Amendment (37), Paragraph 2) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in Proposal 10 – Guidelines for residential development and regeneration (page 144), after the words ‘other parts of the Island.’ there should be inserted the words ‘In addition it will consider whether there should be any further increase in internal space standards.’;
- (c) in paragraph 6.153 (page 260) after the words ‘Minister for Planning and Environment.’ there should be inserted the words ‘Such supplementary planning guidance will also include consideration as to whether there should be any further increase in internal space standards.’;
- (e) in Policy H6 – Housing Development within the Built-up Area (page 261) after the words ‘through supplementary planning guidance.’ there should be inserted the words ‘Such supplementary planning guidance will include the outcome from considerations as to whether there should be any further increase in internal space standards.’;”.

Members present voted as follows –

POUR: 47

CONTRE: 1

ABSTAIN: 0

Senator T.A. Le Sueur
Senator P.F. Routier
Senator P.F.C. Ozouf
Senator T.J. Le Main
Senator B.E. Shenton
Senator F.E. Cohen

Deputy of St. Peter

Senator J.L. Perchard
Senator A. Breckon
Senator S.C. Ferguson
Senator A.J.H. Maclean
Senator B.I. Le Marquand
Senator F. du H. Le Gresley
Connétable of St. Helier
Connétable of Grouville
Connétable of St. Brelade
Connétable of St. Martin
Connétable of St. Saviour
Connétable of St. Clement
Connétable of St. Peter
Connétable of St. Lawrence
Connétable of St. Mary
Deputy R.C. Duhamel (S)
Deputy of St. Martin
Deputy R.G. Le Hérisier (S)
Deputy J.A. Martin (H)
Deputy G.P. Southern (H)
Deputy of St. Ouen
Deputy of Grouville
Deputy J.A. Hilton (H)
Deputy P.V.F. Le Claire (H)
Deputy J.A.N. Le Fondré (L)
Deputy of Trinity
Deputy S.S.P.A. Power (B)
Deputy S. Pitman (H)
Deputy K.C. Lewis (S)
Deputy I.J. Gorst (C)
Deputy of St. John
Deputy M. Tadier (B)
Deputy A.E. Jeune (B)
Deputy of St. Mary
Deputy T.M. Pitman (H)
Deputy A.T. Dupré (C)
Deputy E.J. Noel (L)
Deputy T.A. Vallois (S)
Deputy M.R. Higgins (H)
Deputy D.J. De Sousa (H)
Deputy J.M. Maçon (S)

THE STATES, adopting paragraphs (b), (d) and (f) of an amendment of Deputy John Alexander Nicholas Le Fondré of St. Lawrence (Amendment (37), Paragraph 2) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (b) in Proposal 10 – Guidelines for residential development and regeneration (page 144), after the words ‘increase in internal space standards’ there should be inserted the words ‘and whether there should be any improvements in internal noise and sound insulation of, and between, units of accommodation.’;

- (d) in paragraph 6.153 (page 260) after the words ‘increase in internal space standards’ there should be inserted by paragraph (c) above, there should be inserted the words ‘and any further improvements in standards for internal noise and sound insulation of and between units of accommodation.’;
- (f) in Policy H6 – Housing Development within the Built-up Area (page 261) after the words ‘increase in internal space standards’ there should be inserted the words ‘and any further improvements in standards for internal noise and sound insulation of and between units of accommodation.’ ”.

Members present voted as follows –

POUR: 31

Senator P.F. Routier
 Senator J.L. Perchard
 Senator A. Breckon
 Senator S.C. Ferguson
 Senator F. du H. Le Gresley
 Connétable of St. Helier
 Connétable of Grouville
 Connétable of St. Martin
 Connétable of St. Lawrence
 Deputy of St. Martin
 Deputy R.G. Le Hérisier (S)
 Deputy J.A. Martin (H)
 Deputy G.P. Southern (H)
 Deputy of St. Ouen
 Deputy of Grouville
 Deputy J.A. Hilton (H)
 Deputy P.V.F. Le Claire (H)
 Deputy J.A.N. Le Fondré (L)
 Deputy S. Pitman (H)
 Deputy K.C. Lewis (S)
 Deputy I.J. Gorst (C)
 Deputy of St. John
 Deputy M. Tadier (B)
 Deputy of St. Mary
 Deputy T.M. Pitman (H)
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)
 Deputy T.A. Vallois (S)
 Deputy M.R. Higgins (H)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

CONTRE: 16

Senator T.A. Le Sueur
 Senator P.F.C. Ozouf
 Senator T.J. Le Main
 Senator B.E. Shenton
 Senator F.E. Cohen
 Senator A.J.H. Maclean
 Senator B.I. Le Marquand
 Connétable of St. Brelade
 Connétable of St. Saviour
 Connétable of St. Clement
 Connétable of St. Peter
 Connétable of St. Mary
 Deputy R.C. Duhamel (S)
 Deputy of Trinity
 Deputy S.S.P.A. Power (B)
 Deputy A.E. Jeune (B)

ABSTAIN: 0

THE STATES, adopting an amendment of the Minister for Planning and Environment (Amendment (47)) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

- (a) “except that in the section relating to Regeneration Zones, at the end of paragraph 4.71 (page 145), there should be added the following words –

‘Where these are key determinants to the delivery of the masterplan the Minister may refer masterplans to the States for consideration.’

- (b) “except that at the end of Proposal 11 – St Helier Regeneration Zones (page 149) there should be inserted the following words –

‘Where there are significant States-owned assets that are key determinants to the delivery of the masterplan the Minister may refer masterplans to the States for consideration.’

- (c) “except that at the end of Proposal 12 – Jersey Airport Regeneration Zone (page 151) there should be inserted the following words –

“Where there are significant States-owned assets that are key determinants to the delivery of the masterplan the Minister may refer masterplans to the States for consideration.’ ”.

Members present voted as follows –

POUR: 30

CONTRE: 19

ABSTAIN: 0

Senator T.A. Le Sueur
 Senator P.F. Routier
 Senator T.J. Le Main
 Senator F.E. Cohen
 Senator A.J.H. Maclean
 Senator B.I. Le Marquand
 Connétable of Grouville
 Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Saviour
 Connétable of St. Clement
 Connétable of St. Peter
 Connétable of St. Lawrence
 Connétable of St. Mary
 Deputy R.C. Duhamel (S)
 Deputy R.G. Le Hérisier (S)
 Deputy J.B. Fox (H)
 Deputy of St. Ouen
 Deputy of St. Peter
 Deputy J.A. Hilton (H)
 Deputy of Trinity
 Deputy S.S.P.A. Power (B)
 Deputy K.C. Lewis (S)
 Deputy I.J. Gorst (C)
 Deputy of St. John
 Deputy A.E. Jeune (B)
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)
 Deputy A.K.F. Green (H)

Senator B.E. Shenton
 Senator J.L. Perchard
 Senator A. Breckon
 Senator S.C. Ferguson
 Senator F. du H. Le Gresley
 Connétable of St. Helier
 Deputy of St. Martin
 Deputy J.A. Martin (H)
 Deputy G.P. Southern (H)
 Deputy P.V.F. Le Claire (H)
 Deputy J.A.N. Le Fondré (L)
 Deputy S. Pitman (H)
 Deputy M. Tadier (B)
 Deputy of St. Mary
 Deputy T.M. Pitman (H)
 Deputy T.A. Vallois (S)
 Deputy M.R. Higgins (H)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

THE STATES, adopting an amendment of the Connétable of St. Helier (Amendment (38), Paragraph 10), agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in Proposal 11 – St. Helier Regeneration Zones (page 148) after the words ‘5. Old Harbours’ there should be inserted a new area as follows ‘6. Eastern gateway’, and modify Map 4.1 accordingly as shown on the map attached at Appendix 2.”.

THE STATES commenced consideration of an amendment of Deputy Roy George Le Hérisier of St. Saviour (Amendment (6)) and, adopting an amendment of the Deputy of St. Mary to that amendment, agreed that after the words “highway improvements” there should be inserted the words “or other solutions to the traffic problems of the area.”

THE STATES, adopting an amendment of Deputy Roy George Le Hérisier of St. Saviour (Amendment (6)), as amended, agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in paragraph 4.83 (pages 151–152), after the words ‘to improve or enhance local community infrastructure.’ there should be inserted the words ‘This should, in particular, include a review of the need for, and provision of, youth facilities and highway improvements or other solutions to the traffic problems of the area.’”.

Members present voted as follows –

POUR: 43

CONTRE: 0

ABSTAIN: 0

Senator P.F. Routier
 Senator T.J. Le Main
 Senator F.E. Cohen
 Senator J.L. Perchard
 Senator A. Breckon
 Senator S.C. Ferguson
 Senator A.J.H. Maclean
 Senator B.I. Le Marquand
 Senator F. du H. Le Gresley
 Connétable of St. Helier
 Connétable of Grouville
 Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Saviour
 Connétable of St. Clement
 Connétable of St. Peter
 Connétable of St. Lawrence
 Deputy R.C. Duhamel (S)
 Deputy of St. Martin
 Deputy R.G. Le Hérisier (S)
 Deputy J.B. Fox (H)
 Deputy J.A. Martin (H)
 Deputy of St. Ouen

Deputy of St. Peter
 Deputy J.A. Hilton (H)
 Deputy P.V.F. Le Claire (H)
 Deputy of Trinity
 Deputy S.S.P.A. Power (B)
 Deputy S. Pitman (H)
 Deputy K.C. Lewis (S)
 Deputy I.J. Gorst (C)
 Deputy M. Tadier (B)
 Deputy A.E. Jeune (B)
 Deputy of St. Mary
 Deputy T.M. Pitman (H)
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)
 Deputy T.A. Vallois (S)
 Deputy M.R. Higgins (H)
 Deputy A.K.F. Green (H)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

THE STATES, adopting an amendment of Deputy Angela Elizabeth Jeune of St. Brelade (Amendment (8)) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in Chapter 4: Built Environment, after paragraph 4.83 (on page 152) there should be inserted the following paragraphs and footnote, and the later paragraphs re-numbered accordingly –

‘4.84 For many generations St. Aubin has been a year-round highly attractive, photogenic and bustling harbour area providing for both Islanders and tourists alike. Successive Island development plans have sought to retain and protect its natural beauty and character.

4.85 Whilst the shore and skyline settings and important open spaces which characterise the area are identified and protected through Island Plan policies, there is a need to develop a more detailed planning framework for the defined Built-up Area from Le Mont du Boulevard to the south to Le Mont au Roux to the North, to ensure that current and future pressure for the development and redevelopment of existing buildings in particular is sympathetic to its context and does not detract from the visual amenity of the area and the public enjoyment of it.’

- (b) after the words “to guide its future development and enhancement” in Proposal 13: Local Development Plans (page 152) there should be inserted the words ‘; and for the St. Aubin area to ensure that development is sympathetic to its context and does not detract from the visual amenity of the area and the public enjoyment of it.’ ”.

THE STATES, adopting an amendment of Deputy Angela Elizabeth Jeune of St. Brelade (Amendment (13)), agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in Chapter 4: Built Environment, after paragraph 4.83 (on page 152) there should be inserted the following paragraphs and footnote, and the later paragraphs and footnotes renumbered accordingly –

‘4.84 St. Brelade’s Bay is generally regarded as one of the most beautiful natural bays in the Island. Successive development plans⁽²¹⁾ have sought to retain and protect its natural beauty and character whilst recognising its role as an attractive place for tourists and islanders to visit and as a place to stay and live. However, it is important that the spirit of the 1968 proposition ‘Development in St. Brelade’s Bay area (P.15/1968)’ and the 1989 St. Brelade’s Bay Environmental Improvement Plan, continue to be addressed in this and subsequent Island Plans where they remain relevant today.

4.85 Whilst the landscape setting and important open spaces which characterise the bay are identified and protected through Island Plan policies, there is considered to be a need to review and develop a more detailed planning framework for the area, and specifically the defined Built-up Area, including those parts of the Built-up Area within the Green Backdrop and Shoreline Zones, to ensure that current and future pressure for the development and redevelopment of existing buildings in particular is sympathetic to its context and does not detract from the visual amenity of the bay and the public enjoyment of it.

(21) P.15/1968: Development in St. Brelade’s Bay area; 1987 Island Plan; 1989 St. Brelade’s Bay Environmental Improvement Plan; 2002 Island Plan.’

- (b) after the words “to guide its future development and enhancement” in Proposal 13: Local Development Plans (page 152) there be added the following words ‘; and for St. Brelade’s Bay to ensure that development is sympathetic to its context and does not detract from the visual amenity of the bay and the public enjoyment of it.’ ”.

Members present voted as follows –

POUR: 38

CONTRE: 0

ABSTAIN: 0

Senator P.F. Routier
 Senator T.J. Le Main
 Senator F.E. Cohen
 Senator J.L. Perchard
 Senator A. Breckon
 Senator B.I. Le Marquand
 Connétable of St. Helier
 Connétable of Grouville
 Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Saviour
 Connétable of St. Clement
 Connétable of St. Peter
 Connétable of St. Lawrence

Deputy R.C. Duhamel (S)
 Deputy of St. Martin
 Deputy R.G. Le Hérissier (S)
 Deputy J.A. Martin (H)
 Deputy of St. Peter
 Deputy J.A. Hilton (H)
 Deputy P.V.F. Le Claire (H)
 Deputy of Trinity
 Deputy S.S.P.A. Power (B)
 Deputy S. Pitman (H)
 Deputy K.C. Lewis (S)
 Deputy I.J. Gorst (C)
 Deputy M. Tadier (B)
 Deputy A.E. Jeune (B)
 Deputy of St. Mary
 Deputy T.M. Pitman (H)
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)
 Deputy T.A. Vallois (S)
 Deputy M.R. Higgins (H)
 Deputy A.K.F. Green (H)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

THE STATES, adopting an amendment of the Minister for Planning and Environment (Amendment (48)), agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in the Section relating to Tall buildings, at the end of paragraph 4.100 (page 159) there be added the following new proposal:

‘Proposal 15: Urban character

The Minister for Planning and Environment will have regard to the St. Helier Urban Character Appraisal when determining proposals for development which affects the town, and particularly for the development of tall buildings.

The primary consideration will be to protect and enhance the character of the town and the impact of development proposals on the distinct character of the different parts of the town will be assessed and determined against the St. Helier Urban Character Appraisal, which will be issued by the Minister as supplementary planning guidance.

Development schemes will need to be fully justified in a Design Statement in accord with supplementary planning guidance issued by the Minister.’

And subsequent proposals be renumbered accordingly.”

THE STATES, adopting an amendment of Deputy Deborah Jane De Sousa of St. Helier (Amendment (33)), agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in the Built Environment chapter (page 160) in Policy BE5: Tall buildings, substitute:

‘Tall buildings, defined as those either above five storeys in height, or rising more than two storeys above their neighbours, will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms.’

with the following words –

‘Tall buildings, defined as those above five storeys in height, will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms. Development which exceeds the height of buildings in the immediate vicinity will not be approved’;

- (c) the revised draft Island Plan 2011 be further amended in such respects as may be necessary consequent upon the adoption of (a).” ”.

Members present voted as follows –

POUR: 28

Senator A. Breckon
 Senator F. du H. Le Gresley
 Connétable of St. Helier
 Connétable of Grouville
 Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Saviour
 Deputy of St. Martin
 Deputy R.G. Le Hérisier (S)
 Deputy J.B. Fox (H)
 Deputy J.A. Martin (H)
 Deputy G.P. Southern (H)
 Deputy of St. Peter
 Deputy J.A. Hilton (H)
 Deputy P.V.F. Le Claire (H)
 Deputy of Trinity
 Deputy S.S.P.A. Power (B)
 Deputy S. Pitman (H)
 Deputy K.C. Lewis (S)
 Deputy of St. John
 Deputy of St. Mary
 Deputy T.M. Pitman (H)
 Deputy T.A. Vallois (S)
 Deputy M.R. Higgins (H)
 Deputy A.K.F. Green (H)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

CONTRE: 12

Senator P.F. Routier
 Senator S.C. Ferguson
 Senator A.J.H. Maclean
 Connétable of St. Clement
 Deputy R.C. Duhamel (S)
 Deputy of St. Ouen
 Deputy J.A.N. Le Fondré (L)
 Deputy I.J. Gorst (C)
 Deputy M. Tadier (B)
 Deputy A.E. Jeune (B)
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)

ABSTAIN: 2

Senator F.E. Cohen
 Connétable of St. Mary

Changes in Presidency

The Bailiff retired from the Chamber during consideration of the amendment of Deputy Deborah Jane De Sousa of St. Helier (Amendment (33)) and the meeting continued under the presidency of Mr. Michael Nelson de la Haye, Greffier of the States.

Island Plan 2011: approval P.48/2011

THE STATES, following the adoption of the amendment of Deputy Deborah Jane De Sousa of St. Helier (Amendment (33)), agreed, in accordance with Standing Order 70(4) which stated that an amending proposition could not be moved if it was inconsistent with a previous decision on the proposition or on an amendment to it, that paragraph (a) of the subsequent amendment of Deputy John Alexander Nicholas Le Fondré of St. Lawrence (Amendment (37), Paragraph 4) could be altered accordingly.

THE STATES, adopting an amendment of Deputy John Alexander Nicholas Le Fondré of St. Lawrence (Amendment (37) Paragraph 4) (as amended) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in Policy BE5 – Tall buildings (page 160) for the words ‘five storeys’ where they appear in the first line and in the last paragraph, substitute the words ‘approximately 18 metres’;
- (b) in Policy BE5 – Tall buildings (page 160), insert the following paragraph at the end of the policy ‘For the avoidance of doubt, for the purposes of the definition of a tall building as laid out in the first paragraph of this policy, where roof top plant is incorporated into the design of the building, there will be a further 2 metres allowed in the calculation of the height of the building before it is defined as a tall building.’ ”.

THE STATES, adopting an amendment of the Connétable of St. Helier (Amendment (38), Paragraph 12) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in Policy BE9 – Street furniture and materials (page 164) –

- (a) in paragraph 4, after the words ‘street trees’ there should be inserted the words ‘and benches’;
- (b) after paragraph 4 there should be inserted a new paragraph as follows –
 - ‘5. street trees are planted in the ground rather than in planters wherever possible.’ ”.

Members present voted as follows –

POUR: 39

CONTRE: 2

ABSTAIN: 0

Senator P.F. Routier
Senator F.E. Cohen

Deputy A.E. Jeune (B)
Deputy A.T. Dupré (C)

Senator A. Breckon
Senator S.C. Ferguson
Senator A.J.H. Maclean
Senator B.I. Le Marquand
Senator F. du H. Le Gresley
Connétable of St. Helier
Connétable of Grouville
Connétable of St. Brelade
Connétable of St. Martin
Connétable of St. John
Connétable of St. Saviour
Connétable of St. Lawrence
Connétable of St. Mary
Deputy R.C. Duhamel (S)
Deputy of St. Martin
Deputy J.B. Fox (H)
Deputy J.A. Martin (H)
Deputy G.P. Southern (H)
Deputy of St. Ouen
Deputy of St. Peter
Deputy J.A. Hilton (H)
Deputy P.V.F. Le Claire (H)
Deputy of Trinity
Deputy S.S.P.A. Power (B)
Deputy S. Pitman (H)
Deputy K.C. Lewis (S)
Deputy I.J. Gorst (C)
Deputy of St. John
Deputy M. Tadier (B)
Deputy of St. Mary
Deputy T.M. Pitman (H)
Deputy E.J. Noel (L)
Deputy T.A. Vallois (S)
Deputy M.R. Higgins (H)
Deputy A.K.F. Green (H)
Deputy D.J. De Sousa (H)
Deputy J.M. Maçon (S)

Changes in Presidency

THE STATES re-assembled after the lunch adjournment under the Presidency of the Bailiff.

Island Plan 2011: approval P.48/2011

THE STATES commenced consideration of an amendment of the Deputy of St. Mary (Amendment 20) that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in Policy E1 – Protection of employment land (page 173) there should be deleted the words ‘2. the existing development is predominantly office or tourist accommodation, or;’ ”.

THE STATES, adopting a proposition of the Deputy of St. Mary, agreed to grant him leave to withdraw his amendment (Amendment (20)).

In accordance with Standing Order 106(1)(b), Senator Sarah Craig Ferguson and Deputy Ian Joseph Gorst of St. Clement declared an interest but remained in the Chamber for the duration of the debate.

THE STATES, adopting an amendment of the Connétable of St. Helier (Amendment (38) Paragraphs 13 and 14) agreed that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in Policy ER2 – Protection and promotion of St. Helier for shopping (page 184) –

- (a) after the words, ‘facilities for shoppers’ in the first paragraph there should be inserted the words ‘, including provision of off-street parking for shoppers, and permeable access for cyclists, where possible,’;
- (b) after the second paragraph there should be inserted a new paragraph as follows –

‘Proposals for the refurbishment or extension of pre-existing retail premises outside the Core Retail Area will be permitted provided that the development accords with other retail policies of the Plan’ ”.

After the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that in Policy ER6 – Take-away food outlets (page 188) after the words ‘General development considerations’ at the end of the first paragraph, there should be inserted the words: ‘, and having regard to their impact on neighbouring uses, especially residential accommodation.’ ”.

THE STATES commenced consideration of an amendment of Senator James Leslie Perchard (Amendment (10)) that after the words “the revised draft Island Plan 2011” there should be inserted the words –

“except that –

- (a) in Chapter 5: Economy, after paragraph 5.119 (on page 200) there should be inserted the following paragraphs, and the later paragraphs be renumbered accordingly –

‘Extension to Thistlegrove

5.120 Land adjacent to the existing Thistlegrove industrial site is considered suitable to provide additional land for light industrial/warehouse use resulting in an extended site of approximately 5.4 acres (12.5 vergées) in total.

5.121 The current uses on the site identified for extension include a mix of industrial, commercial or quasi-industrial activities which have been developed, over time, in a piecemeal and uncoordinated manner. The site includes North End Vineries, The Fencing Centre and Bienvenue Farm, together with 2 dwellings and some workers’ accommodation related to existing operations. These uses are accommodated in a range of buildings which are generally sub-standard, in terms of the requirements of modern commercial floor-space.

- 5.122 There are 6 access points to/from the current complex of buildings comprising the existing Thistlegrove industrial estate and the buildings and uses sited on the land proposed for the extension of the industrial park. Three of these connect to La Grande Route de St. Laurent and three to La Rue de la Scellerie, the latter being a small country lane with very limited visibility at its junction with La Grande Route de St. Laurent.
- 5.123 The extension of the designation of land for light industrial/warehouse use at Thistlegrove provides an opportunity to comprehensively address and improve the quality of buildings, floor-space and access arrangements that currently exist on this land. This could be achieved without adverse impact upon the countryside given the existing landscape features which surround the land, and indeed there is potential to improve the visual quality of the area through the replacement of some of the poor buildings which presently exist.
- 5.124 The comprehensive development of the site would be managed within the context of a development brief, which would address issues such as boundary treatment, layout, landscaping, access and traffic. Any development brief for this site, which would be reviewed and adopted by the Minister as supplementary planning guidance, would need to be prepared in advance of planning applications for the proposed extension of the light industrial/warehouse land.'
- (b) there should be inserted a new Policy EIW1, (on page 202), immediately after paragraph numbers 5.120–5.124,) as follows, and the later EIW policies renumbered, with relevant consequential amendments, accordingly –

'Policy EIW1: Provision of light industrial and warehouse land

Land to the north and east of the existing industrial site known as 'Thistlegrove', as shown on the Proposals Map, is zoned for light industrial and warehouse use.

Proposals for other commercial uses, including retailing, will not be permitted on the site unless related and ancillary to the primary industrial, storage or warehousing use and provided they are in accordance with other principles and policies of the Plan.

A development brief will be prepared, for approval and adoption by the Minister as supplementary planning guidance, prior to the submission of any planning applications for the site to ensure that development takes place in a co-ordinated manner and that proposals are satisfactory in terms of design, layout, landscaping, service infrastructure, access and parking.'; and

- (c) 'the Proposals Map should be amended accordingly'.

Changes in Presidency

The Bailiff retired from the Chamber during consideration of the amendment of Senator James Leslie Perchard (Amendment (10)) to the proposition of the Minister for Planning and Environment entitled 'Island Plan 2011: approval' (P.48/2011) and the meeting continued under the presidency of Mr. Michael Nelson de la Haye, Greffier of the States.

Arrangement of business for the current meeting

THE STATES, adopting a proposition of Deputy Angela Elizabeth Jeune of St. Brelade, agreed that the Assembly should adjourn.

Members present voted as follows –

POUR: 27

Senator P.F. Routier
 Senator T.J. Le Main
 Senator B.E. Shenton
 Senator A. Breckon
 Senator A.J.H. Maclean
 Senator F. du H. Le Gresley
 Connétable of St. Helier
 Connétable of Grouville
 Connétable of St. Brelade
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Connétable of St. Peter
 Connétable of St. Mary
 Deputy R.G. Le Hérissier (S)
 Deputy J.B. Fox (H)
 Deputy G.P. Southern (H)
 Deputy J.A. Hilton (H)
 Deputy P.V.F. Le Claire (H)
 Deputy J.A.N. Le Fondré (L)
 Deputy S.S.P.A. Power (B)
 Deputy A.E. Jeune (B)
 Deputy of St. Mary
 Deputy A.T. Dupré (C)
 Deputy E.J. Noel (L)
 Deputy D.J. De Sousa (H)
 Deputy J.M. Maçon (S)

CONTRE: 20

Senator P.F.C. Ozouf
 Senator F.E. Cohen
 Senator S.C. Ferguson
 Senator B.I. Le Marquand
 Connétable of St. Saviour
 Connétable of St. Lawrence
 Deputy R.C. Duhamel (S)
 Deputy of St. Martin
 Deputy J.A. Martin (H)
 Deputy of St. Ouen
 Deputy of Grouville
 Deputy of St. Peter
 Deputy of Trinity
 Deputy S. Pitman (H)
 Deputy K.C. Lewis (S)
 Deputy I.J. Gorst (C)
 Deputy of St. John
 Deputy T.M. Pitman (H)
 Deputy M.R. Higgins (H)
 Deputy A.K.F. Green (H)

ABSTAIN: 1

Senator J.L. Perchard

Adjournment

THE STATES adjourned, having agreed to reconvene on Thursday 23rd June 2011 to continue the consideration of the Island Plan 2011: approval (P.48/2011) and the outstanding items of public business.

THE STATES rose at 5.28 p.m.

M.N. DE LA HAYE

Greffier of the States