

7.4 Deputy J.A.N. Le Fondré of St. Lawrence of the Minister for Planning and Environment regarding Ministerial review of the proposed development of Fields 848, 851, 853 and 854, St. Lawrence:

Further to his report dated August 2006 in respect of his review of the development of Fields 848, 851, *et cetera*, in St. Lawrence in which the Minister produced 5 reasons for refusing the application, will the Minister have regard to whether these 5 grounds for refusal have been satisfied in the event - at the time of writing the question - any future application is forthcoming on this site?

Senator F.E. Cohen (The Minister for Planning and Environment):

To answer the question fully would effectively mean that I would risk predetermining the application. As Members will appreciate, I am not able to do that but I can give a general indication of the approach I shall be taking as follows. As with all applications for planning permission the revised proposals for development on this site will be judged carefully and objectively on their merits having regard to the Island Plan and all other material planning considerations including any further representation from local residents. Members will know that I decided to refuse the previous application for 5 reasons relating to; (1) overdevelopment; (2) housing site boundary infringements; (3) education capacity, (4) noise impact and (5) design and local relevance. I will expect any new application for development of this site to properly address, to my satisfaction, the 5 reasons for refusing the previous application.

7.4.1 Deputy J.A.N. Le Fondré:

I thank the Minister for his response, but could he confirm perhaps in more general terms, if it is going to prejudice a particular application, that where a boundary has been zoned by the States in the Island Plan under policy H2 that essentially the entire development, in his view, should be within that boundary possibly with the exception of any access roads on to the site?

Senator F.E. Cohen:

I feel that that question is too precisely directed towards what is now a current application. All I can assure the House is that I will be giving very careful consideration to all the component factors relating to the new application and included in that would be any boundary infringements.