

ENFORCEMENT NOTICE

Planning & Building (Jersey) Law 2002

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

1 This Notice: is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the land stated below. Article 5 of the above Law defines the meaning of development, and Article 7 of that Law states that land shall not be developed without planning permission.

2 This Notice relates to land at:

2.1 Field No. L545, Le Chemin des Montagnes, St. Lawrence
(edged in RED on the attached Enforcement Location Plan; the relevant part of the land shaded in BLUE)

3 The Matters which appear to constitute the Breach of Development Controls:

3.1 Without the necessary planning permission, the laying of hardstanding on the land.

3.2 Without the necessary planning permission making a material change of use of the land for vehicular access related to, domestic, commercial and agricultural mixed uses.

4 Reasons for Issuing this Notice:

- 4.1 It appears that the breaches of Development Controls have occurred within the last eight years, and it is considered expedient to issue a notice to remedy the breach.
- 4.2 This field forms part of the island's Green Zone. The Bridging Island Plan 2022 states that any development in this Zone should serve to protect and enhance the landscape character.
- 4.3 The development on the land has a detrimental effect on the natural environment, contrary to Policy SP5 of the BIP 2022.
- 4.4 The development directly causes harm to Jersey's landscape, contrary to Policy NE3 of the BIP 2022.

5 Steps Required to Rectify the Breach:

- 5.1 Cease the use of the land for access for domestic, commercial, non-agricultural vehicles.
- 5.2 Break up the hardstanding and remove all resulting debris from the land.

6 Time for Compliance: Two (2) calendar months

Date of Issue: 27 June 2024

Signed: Andrew Marx Date: 27 June 2024
(Authorising Officer)
For and on behalf of the Chief Officer;

Andrew Marx

Head of Service – Compliance, Land and Habitat
Infrastructure and Environment, Development Control,
28-30 The Parade, St Helier. JE49SS

Enclosures.

1. Enforcement Notice Location Plan – Plan identifying the site.

Informative. Any other item or issue not specified in this enforcement notice may be the subject of a separate notice.

ADVISORY NOTES

What will happen if this Notice is not complied with: If you fail to comply with the requirements of this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

Your Rights of Appeal: In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the **Planning Tribunal, First Floor, International House, 41 The Parade, St Helier, JE2 3QQ** no later than 28 days from the date this Notice is issued, enclosing the required fee.

Planning Tribunal:

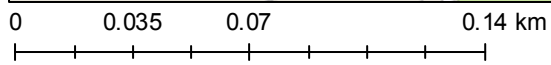
planningtribunal@courts.je

Appeal Information:

<https://www.gov.je/planningbuilding/appealscomplaints/pages/appealplanningbuildingdecision.aspx>



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Field No.L545 - Enforcement Location Plan

Date: 23/01/2024

SCALE 1:2,256.99

