

## **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 access related to domestic, commercial and agricultural mixed use

#### **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 and agricultural mixed use
- 5.2 Break up the hardstanding and remove all resulting debris and hard core from the land.

#### **6 Time for Compliance: Two (2) calendar months**

**Date of Issue:** 16 February 2024

**Signed:** Nina Cornish                      Date: 16 February 2024  
(Authorising Officer)  
For and on behalf of the Chief Officer;

**Nina Cornish**

Senior Officer – 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:

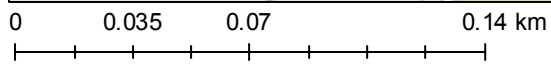
[planningtribunal@courts.je](mailto:planningtribunal@courts.je)

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

