

LAND CONDITION 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 93 of the Planning and Building (Jersey) Law 2002 and the conditions of;

Article 86 - Notice requiring proper maintenance of land, etc

Article 89 - Notice requiring action in respect of disused vehicles

- 2 This Notice relates to land at:**

Field No. MN88, Le Mont de Rozel, St. Martin (shaded in RED on the attached plan),
Woodland directly to the east of Field MN88 (shaded in BLUE on the attached plan).

- 3 Reasons for Issuing this Notice:**

- 3.1 It appears to the Chief Officer that the amenities (visual or otherwise) of the land known as Field MN88 and the Woodland to the east of Field MN88 are being adversely affected by their condition or use. Field MN88 lies within the Green Zone as defined in the Jersey Island Plan 2011 (amended 2014) which is given a high level of protection. The Woodland to the East of Field MN88 lies within the designated Coastal National Park, which is given the highest level of protection from harm. The current condition and use of the Field MN88 and the Woodland to the east of Field MN88 is considered to have a significant adverse impact upon the landscape character of this sensitive rural area.

4 The loss of amenity that has given cause to issue this Land Condition Notice:

- 4.1 The keeping and rearing of pigs within the Woodland directly to the east of Field MN88 has caused visible harm to the area of Woodland leaving it without ground covering vegetation and undermining the roots of the remaining trees. This represents a loss of amenity in respect of the Woodland, which is not agricultural land, which is being adversely affected by the condition or use of the land, as set out in Article 86 of the Planning and Building (Jersey) Law 2002.
- 4.2 Stored within Field MN88 is a white GTO motor vehicle (no registration plate displayed). Field MN88 is designated for agricultural use. This vehicle is not an agricultural vehicle and gives the appearance of being unused and unroadworthy. This represents a loss of amenity in respect of Field MN88, as set out in Article 89 of the Planning and Building (Jersey) Law 2002.
- 4.3 Stored within the Woodland directly to the east of Field MN88 is a white Izuzu refrigeration trailer used to store pig feed (this item constitutes 'wheeled or tracked equipment'). This trailer gives the appearance of being unused and unroadworthy. This trailer is not located on agricultural land and represents a loss of amenity in respect of the Woodland directly to the east of Field MN88 adjacent to a public footpath, as set out in Article 89 of the Planning and Building (Jersey) Law 2002.
- 4.4 On the boundary of field MN88 and the woodland to the East, there is the rear flat bed section of an Isuzu Light Goods Vehicle which has been used for the storage of aggregate and bricks. This vehicle is not in connection with either the agricultural use on field MN88 or the woodland to the east. It represents a loss of amenity in respect of Field MN88 and the woodland, as set out in Article 89 of the Planning and Building (Jersey) Law 2002.

5 Work to be undertaken:

- 5.1 The permanent removal of the pig livestock within the woodland directly to the east of Field MN88 (shaded in BLUE on the attached plan). The returning of the land to a condition prior to the introduction of the pig livestock, by way of allowing the land to return to nature, in perpetuity.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST

- 5.2 The permanent removal of the GTO motor vehicle, the location of which is approximately marked 5.2 on the attached plan.
- 5.3 The permanent removal of the Izuzu refrigerated trailer from Woodland directly to the east of Field MN88. The location of the trailer is approximately marked 5.3 on the attached plan.
- 5.4 The Permanent removal of the rear flat bed section of an Isuzu light goods vehicle, the location of which is approximately marked 5.4 on the attached plan.

Time for Compliance:

- 6 Within 90 days from the issue of this Notice

Date of Issue: 27th (MEYER J & MEYER G) and 28th (FERNANDES F & PESTANA L)
May 2021

Signed: Simon Thomas Date: 24th May 2021
(Authorising Officer)

For and on behalf of the Chief Officer;

Simon Thomas

Acting Building Control Manager (Regulation Directorate)
Infrastructure Housing and Environment, Development Control,
28-30 The Parade, St Helier. JE49SS

Enclosures.

Land Condition Notice Location Plan – ‘Identifying Areas’.
Land Condition Notice Location Plan – ‘Aerial Mapping 2014’.
Land Condition Notice Location Plan – ‘Aerial Mapping 2020’.
Land Condition Notice – Scene Images 2021.

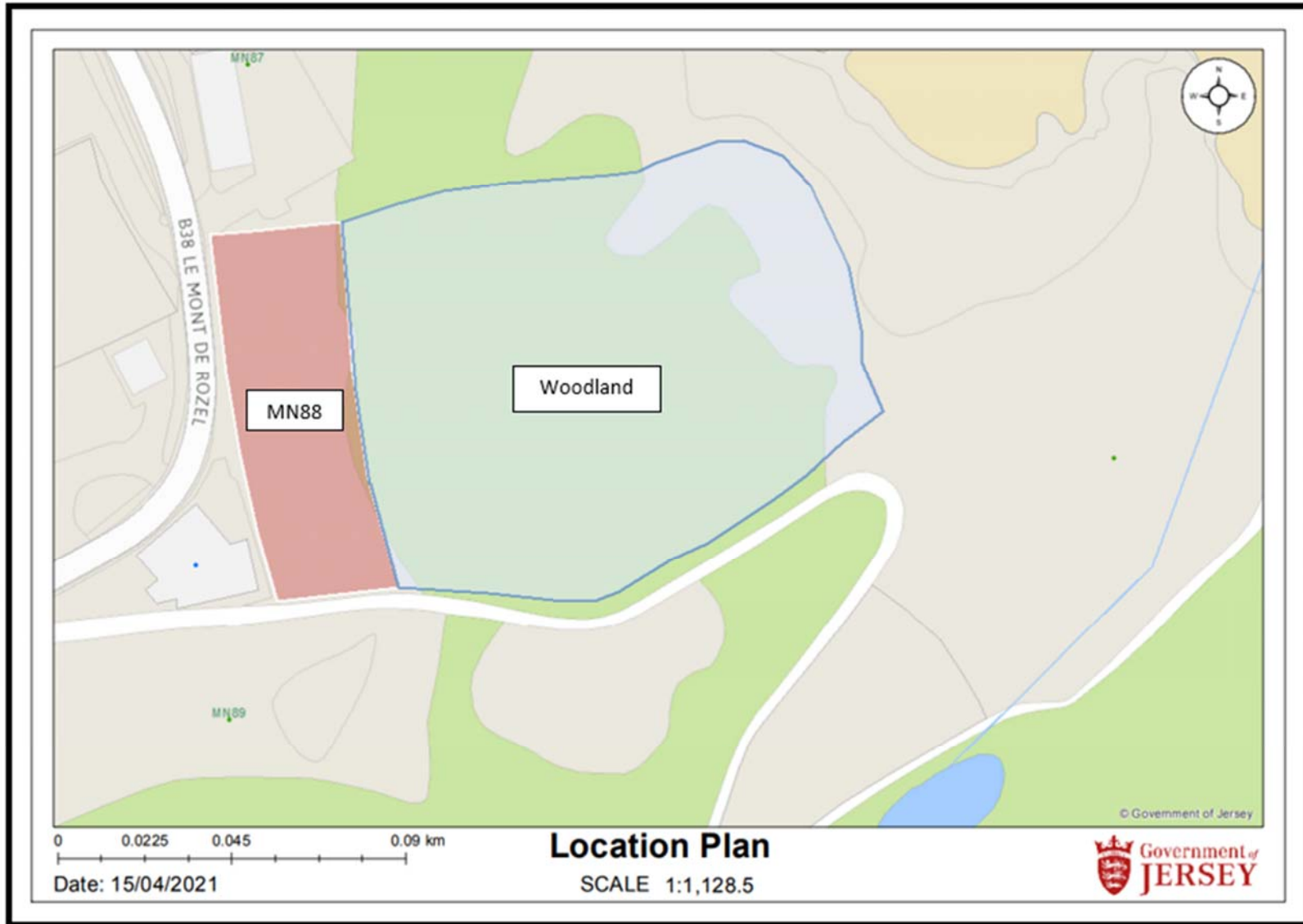
Informative. Any other item or issue not specified in this enforcement notice may be subject of a separate enforcement notice.

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 by writing to the Greffier no later than 28 days beginning with the date this Notice is issued.

LAND CONDITION NOTICE LOCATION PLAN
FOR FIELD MN88 AND WOODLAND TO THE EAST OF FIELD MN88



LAND CONDITION NOTICE
AERIAL IMAGES 2014



LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
SCENE IMAGES 2021



Woodland East of MN88

LAND CONDITION NOTICE
AERIAL IMAGES 2020



0 0.025 0.05 0.1 km

Date: 29/04/2021

Location Plan

SCALE 1:1,250



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