

APPENDIX G

PUBLIC RESPONSES

Planning Officer
Department of the Environment
Planning & Building Services
South Hill
St Helier
Jersey JE2 4US



12 July 2017

Dear Sir,

JAJ Properties Ltd, Retreat Farm, La Rue des Varvots, St. Lawrence, JE3 1GX – P/2017/0805

I am writing to strongly object to the above planning application that is situated within a specified green zone.

Retreat Farm are proposing to build a large four-bedroom house on the island's largest greenhouse site that is located in a designated green zone. This is contrary to the Island Plan and if passed will create a dangerous precedent for all greenhouses across the island. It would only encourage other greenhouse owners to apply to re-zone their "agricultural" land for housing and as Deputy Luce recently pointed out in the JEP (27th June 2017); he is "envious of Guernsey's planning policy of not allowing abandoned greenhouse sites to be turned into housing".

Deputy Luce further mentions that permitting planning applications to convert greenhouses "into residential developments in some cases would discourage other Islanders with redundant greenhouses from returning them to agricultural land".

Contrary to the reports provided the greenhouses are fit for purposes and could be used to grow industrial hemp using hydroponics. It has been reported that growers who use this system are able to grow the hemp much faster. (<http://hempseedshop.com/hemp-grow-guide/hydroponics/>). The Health Minister recently granted a licence in Jersey to produce hemp on a trial basis. As the States are keen to encourage our farmers to grow alternative crops to diversify agricultural production, why not take advantage of the purpose-built greenhouses across the island to produce economically viable alternative crops. If our government is serious about this, then a little bit of support to help identify which crops are the most suitable, will enable the island to be at the forefront of this new industry and it will reduce its reliance on the finance sector. This will benefit the owners of these greenhouses who will be in a good position to take advantage of this growth industry.

This application is contrary to **Policy SP1** of the Island Plan, which sets out the spatial strategy that seeks to concentrate new development on the Island's defined built up area and, in particular, within St Helier. Retreat Farm is located in the countryside, an area that is a designated "Green Zone". The proposal suggests that the application should be granted because of "an identified need" What need? Is it to satisfy the greedy property developers who only wish to develop our beautiful countryside?

Policy NE7 sets out a high level of protection from development in the Green Zone. It states that there will be a general policy presumption 'against all forms of development'. In summary NE 7 (10) ensures that any development does not harm the character of the landscape. Paragraph 16 Of Mr P Straddon's Inspectors Report declares that greenhouses are legally temporary and once their use is over the land will return to agricultural use. Policy NE7 further states there are several development types that will not be permitted; this includes new dwellings, as in the case of the application submitted above.

According to the application above the greenhouse has a "disuse and disrepair condition" on it and under Policy ERE 7 the landowner is required to comply with this. Policy ERE 7 specifically states there is "a presumption against redevelopment for other uses, unless the other use is already related to agriculture or diversification of agricultural activity". This is not a redevelopment for agricultural use, what is being proposed is the development of a house. It is suggested in the proposal that the granting of this development will allow them to remove the greenhouse and restore the site to agricultural use. Question is, why hasn't this already been done with the substantial profits from developing Retreat Farm? What guarantee will there be to ensure that the land is returned to agricultural use and that it is carried out in timely fashion if this application is approved?

On 18th May 2017, [REDACTED] criticised on Facebook the building of the greenhouses on the island. Making sarcastic references to the greenhouses being "regarded as green fields!" and questioning whether once they were built whether anyone would turn them back to a field. This only goes to highlight the contempt that [REDACTED] has for the island and its way of life. [REDACTED]

The site for the above application sits within **Character Area E6: Central Plateau – Valley Heads** of the Countryside Character Appraisal (CCA). It states, "There is a limited capacity to accept any new development and it is recommended that this area should have high levels of protection. Any development can have a very high impact on the long views that can be obtained in the area. New development should be limited to the existing village areas of Trinity, St John, St Mary and St Ouen". As this application sits within this area and is afforded high levels of protection; the application should be refused and the peaceful and natural beauty of the countryside preserved for future generations to enjoy.

Policy NE 3 seeks to protect wildlife corridors from harm and support developments that continue to enhance such corridors. There is no mention in their proposal of what steps will be taken to restore the natural habitat only a loose reference to "planted open areas". Based on [REDACTED] past record under his **Retrospective Planning Application – P/2016/0503** where [REDACTED] has failed to meet the condition of landscaping, what guarantee do we have that this scheme will "enhance the ecological value of the site"?

Policy SP6 of the Strategic Plan sets out to reduce the dependence on our use of the car. Due to the location of Tamba Park, this will have the opposite effect. The proposal mentions switching access to the sight from La Rue des Varvots to La Rue de la Frontiere, which they describe as a "primary distributor road". What they fail to mention is the narrowness of this road means that if you meet a large vehicle it becomes impossible to pass. In some places, the road is so narrow it is even difficult for cars to pass and one ends up having to reverse or when meeting a bus! I agree that changing the access will be of benefit to the residence in La Rue des Varvots, but all the plan is

doing is moving the traffic congestion problem from A to B. However, if the proposal is approved then there is a strong possibility that the owner of the greenhouses in La Rue des Varvots will apply to convert his disused greenhouses and this will increase the traffic flow on this very narrow country lane.

The proposal also goes on to suggest that with the nearby bus stop (Route 7) this will encourage use of public transport. Well as this bus stop has been in this location for as far back as I can remember and it hasn't already made any contribution to reducing the dependency on the car, I don't believe that moving the access to La Rue de la Frontiere is suddenly going to change this now. If anything, it will reduce the use of the bus because the bus stop is located further away from the proposed new access on La Rue de la Frontiere, and a further distance to walk. If anything, it will be more dangerous.

La Rue des Varvots should be made into a Green Lane and the section of road between the bus stop on La Rue de la Frontiere, next to La Rue des Varvots, through to Rue de la Prairie – the traffic speed should be reduced.

Policy GD1 "sets out a 'general development considerations' against which all planning applications are assessed. These include sustainability, environmental impact (including the character of the countryside / Green Zone), impact on neighbouring users and occupiers, economic impact, transport and design quality." The proposal refers to "high levels of heavy goods vehicle" when the site was used for horticultural purposes. Having lived in this part of the island for the past 30 years, I wasn't aware there was a significant impact from the vehicles entering the site when owned by Flying Flowers, so I'm not sure what point the proposal is trying to make here unless it is simply trying to make it sound like there was a significant problem before that has now disappeared under their ownership! That is simply not the case. [REDACTED]

It would also be interesting to know when the traffic survey was undertaken. Was it taken during the peak season, i.e. summer holidays or was it during term time?

La Rue de la Frontiere and La Rue des Varvots are in a 'high water table area' and the road along La Rue de la Frontiere over the winter months frequently becomes flooded. Consequently, Public Services are constantly checking for blockages in the pipes that run under the road and with the sewage pumping station alongside there is a real threat of a sewage spillage. The pumping stations and pipework is already at maximum capacity and this is made more critical by the fact that the area has been identified as a 'water pollution safeguard' area – **Policy NR1**. Any development in the area will require these to be upgraded to accommodate the increase usage.

The proposal "assumes" that the development will not put public water supplies at risk. Considering it is located in a "high water table area" there is no guarantee that any rain water runoff will simply drain away with the removal of non-permeable land by permeable land. If this is the case, then connecting the house to a soakaway is unlikely to help matters in the height of winter or when there is heavy rainfall.

There is mention in the site plan of widening the access to the car park on La Rue de la Frontiere. There is no requirement to widen this as the entrance has already been widened by Tamba Park to accommodate traffic flow and when it was Flying Flowers the entrance was perfectly wide enough

for large trucks to enter and exit. Any further widening would mean the removal of more trees and without a barrier beside the road, it is dangerous to have a long entrance.

The point at which the entrance is located is quite dangerous because it is located on a blind corner. If planning permission is given to [REDACTED] proposed holiday village the problem will only be exacerbated. Whilst the pictures taken give the impression that visibility is good, they are not taken from a driver's perspective and so are misleading and therefore dangerous.

There is no mention in the plan for the deliveries that currently take place and staff parking. How do they propose to accommodate this? In the past, they have used field MY772 as an overflow carpark. Is it their intention to use this field? Will they be putting in a retrospective application, as they have done previously, to change this green field site into a carpark and put it under concrete?

Finally, how do they propose to contain the noise that will come from the car park and mitigate any loss of privacy on La Sergente Farm. Policy GD1 states that any development should not "unreasonably harm the amenities of neighbouring uses, including the living conditions for nearby residents", nor should it unfavourably upset the health and safety of their neighbours. The changes being proposed to the parking facilities at Tamba Park certainly do not comply with this requirement and we are already subjected to noise pollution that comes from Tamba.

This proposal gives the impression that it is complying with the requirements of planning in the island by returning the greenhouses to agricultural land, but in actual fact there is already a codicil in place on this greenhouse, which means it must be put back to agricultural use. All this application is doing is complying with this in exchange for the building of the house.

Therefore, based on the points raised above, I strongly recommend that the committee reject this application.

Yours faithfully,

A large black rectangular redaction box covering the signature of Mrs J B Guthrie.

Mrs J B Guthrie



17th July 2017

Department of the Environment
Planning and Building Services
South Hill
St Helier,
Jersey, JE2 4US

Dear Sirs

Retreat Farm - P/2017/0805

JAJ Properties Ltd summarised the above application as "Demolish existing glasshouse and restore land into an open agricultural field. Erect new dwelling (a four bedroom house, garage and swimming pool) on existing tourist attraction car park. Relocate tourist attraction car park to overspill car park on La Rue de la Frontière."

It is laudable that this appears to be the Planning Minister's wish for the demolition of a greenhouse in exchange for building just one house. However, this is a mirage. It is simply an application to change the car park land use to housing and then to build.

The greenhouses on what was called field L78 have a "reuse and redundancy clause" attached. Thus as you know, if they cease to be used as greenhouses for agricultural purposes, they must be turned back into an agricultural field. It does not matter who owns them, nor the owner's primary business, there are only two options: open agricultural field, or "enclosed" agriculture.

Given the above, there is no requirement to make a planning application to comply with the reuse and redundancy clause. At anytime the owner of the greenhouse on field L78 can demolish the greenhouse and return the land to open agriculture and indeed must do so if the greenhouse is not being used for agriculture.

Ergo, the above application is seeking a fundamental change of use of the car park to housing in perpetuity. This should not be allowed.

It is nice to see that the proposed house is to be a single storey eco-friendly house. However, that is not the point on which this development should rest. The house will be on a very large plot (perhaps some 3,000 square metres for the entire plot). Once planning permission has been given to the change of land use, should the property developer have a change of mind, further applications could be made to build multiple houses on the car park site.

Cont/...

A few points from the Design Statement stand out to me:

On page 2 with regard to the “trade” of a house for an agricultural field, it states inter alia “...a case is being made that the cost of the demolitions are required to be balanced with the development of the site in order to establish the viability of the process.”

In this respect it should be noted that this is not a win of an agricultural field in exchange for a house. It is the restoration of an agricultural field as legally required.

Fundamentally, [REDACTED] is the key person behind the development of Tamba Park and of the offices and other buildings that used to be on Retreat Farm, into multiple housing units that have been sold lucratively. Profits have already been made that could and should be used to fund the restoration of field L78. It is understood that [REDACTED] intends to live in the proposed new house. If so, it will not provide the profits to convert the greenhouse to agriculture, thus further indicating that [REDACTED] already has sufficient funds to change the greenhouse back into an agricultural field.

On page 4 in the conclusion, it states inter alia this “... reverses the current situation of decline and likely future dereliction of the glasshouses on this site”. [REDACTED]

The developer is not naive; he is a shrewd entrepreneur and astute businessman. [REDACTED]

[REDACTED] The purchase of the greenhouse on field L78 with its attached reuse and redundancy clause was a deliberate commercial decision, one is lead to believe, in the full knowledge that [REDACTED] had no intention of using it for agriculture.

The statement “likely future dereliction of the glasshouses” is a proclamation that unless the owner gets [REDACTED] own way, [REDACTED] will leave the greenhouses to fall apart.

I hope that the States will take notice of the number of landowners who are more quietly allowing/encouraging the dilapidation of their greenhouses and, unless there is an existing law to this effect, introduce a law that requires glasshouse owners to either maintain them fit for purpose, or to return them to agriculture with appropriate penalties e.g. substantial fines and the return of any grants they received for building the greenhouse for failing so to do.

The building of a new house at Retreat Farm should not be allowed as there is a general legal presumption that development in accordance with the Island Plan will be permitted and development that is inconsistent with the plan will normally be refused, unless there is sufficient justification for overriding its provisions. The proposed development at Tamba/Retreat Farm contravenes the Island Plan in a number of ways.

The Island Plan’s Spatial Strategy Policy (SP1) sets out the spatial strategy which seeks to concentrate new development within the Island’s defined Built up Area, in particular, within St. Helier. That Strategic approach is supported by SP2, which seeks to ensure that the development makes the best and most efficient use of resources, including land and by SP 3 which sets out a Sequential approach to development. Further SP 4 affords a “high priority” to protect the Island’s natural and historic environment.

In addition, it should be noted that the Island Plan's Built Environment Objectives (BE1(2)) sets out to support the development and regeneration of the Town of St Helier as the Island's principal centre providing land and development opportunities to provide for homes, economic activity and cultural needs. Again the proposed development is not in this category.

The Island Plan's Green Zone Policy (NE 7) sets out a high level of protection from development in the Green Zone (Retreat Farm is in the Green Zone). NE 7 states that there will be a general policy presumption 'against all forms of development'. The Proposed Development is the creation of a permanent residential unit. The development of dwellings and the redevelopment of glasshouses are specifically listed as types of development that are not permitted as an exception to the presumption against development by policy NE 7.

The preamble to Policy ERE 7 - derelict and redundant glasshouses, at paragraph 5.159 states "... changes in the horticultural industry have led to many glasshouse becoming redundant and falling into disuse and dereliction. Many owners and growers have an expectation that development for other purposes will be permitted on the site. However, glasshouses are regarded as temporary structures related to the agricultural/horticultural use of the land and are subject to the normal policies of the countryside."

Indeed, it is noted in the Planning Statement by MS Planning Ltd that five alternative uses involving the demolishing of the greenhouses and their redevelopment have been considered by the applicant. In their own words they acknowledge that everything has been against the policies of the Island Plan and this is no different! They further note and thus fully accept that the greenhouse on field L78 has a "disuse and disrepair condition".

Aside from the fact that the rezoning of the car park and the building of a new house are contrary to many sections of the Island Plan and States Policies, it should be noted that the housing and other developments already done at Retreat Farm/Tamba Park have proven too much for the infrastructure already overloading the two nearby pumping stations (Rue De La Frontière and Rue Des Varvots) resulting, at times, in polluting sewage overflows. Surely, it is wrong and a health and safety risk for any further development to be allowed without the drains, sewers, roads etc being substantially upgraded. This should be funded by the property developer who has and will benefit from the profits and not by the local tax payers.

Separate to the refusal to allow a house to be built, the demolition of the greenhouse and return of field L78 to agriculture should be enforced.

Another alteration included in this application is the widening of the entrance into Tamba Park off Rue De La Frontière. Given that very large vehicles which require a P30 permit are already easily able to enter and exit from the site how can any further widening possibly be required? This should not be allowed.

In addition, the wider the entrance way the more dangerous as cars/vans can swing across at any point into traffic, pedestrians, or cyclists as they make their way down Rue De la Frontière. Tamba Park has already widened the entrance removing trees in the process. I have not noted in their Retrospective Application, P/2016/0503, that this was covered. Was it?

█ has personally described █ as a property developer. It should be noted that █ companies have already made numerous applications for residential accommodation and other developments on the Retreat Farm/Tamba Park site including:

	<u>Planning Application</u>	<u>Description</u>	<u>Status</u>
1.	RC/2012/0047	Remove condition No. 4 (Corpus Fundi) from application No. 3199/SA	Approved
2.	P/2012/0272	Convert main house into 2 No. residential units. Convert existing staff units into 4 No. residential units. AMENDED DESCRIPTION: Convert existing house into 1 No. residential unit. Convert existing staff units into residential units.	Approved
3.	RC/2012/0323	Removal of condition 2 (agricultural occupancy) from permit 3199/CB	Refused
4.	P/2013/1372	Demolish existing office building and residential unit above and construct 6 No. two bedroom terraced cottages.	Refused
5.	P/2014/0190	Demolish existing office building and residential unit above and construct 5 No. two bedroom terraced cottages.	Approved
6.	P/2016/0503	RETROSPECTIVE: Change of use of land to form car park to West of site. Construct various structures including aviaries, storage buildings, cafe and seating area. Install various animatronic sculptures to North of site. Construct children's play area to North-West of site. Install 6 No. air conditioning units to North elevation of cafe seating area. Construct fence and acoustic fence to boundaries.	Approved
7.	P/2016/1483	Construct 10 No. three bed, 4 No. four bed and 1 No. five bed dwellings with associated parking and landscaping.	Withdrawn
8.	P/2017/0519	Construct 1 No. three bed unit of Staff accommodation to West of site	Pending

This current house building proposal is part of a greater scheme and the regular attrition of planning applications that [REDACTED] knows are against the Island Plan. It should also be noted that further plans have been publicised for more development of the site. This application should be judged for what it is a part of a deliberate staged attempt to development further buildings on the Tamba Park/Retreat Farm area.

In summary, this proposed house building is against the Island Plan and it should be rejected. The demolition of the glasshouse and its return to agriculture should be enforced and the further widening of the rue De la Frontière entrance disallowed.

Yours faithfully



Miss A M Sinel

Application Comment

Reference: P/2017/0805

Comment Date

17 July 2017 16:31:40

Comment Author

First Name: Hugo

Last Name: Butlin

Address Line 1: [REDACTED]

Address Line 2: [REDACTED]

Address Road:

Address Town:

Address Parish: [REDACTED]

Address Postcode: [REDACTED]

Email Address: [REDACTED]

Comment

APPLICATION NUMBER P/2017/0805

It is regrettable that yet again, as someone who has resided next to the application site [REDACTED] [REDACTED] it is necessary to object to another application on this site that is contrary to the Island Plan. There are policies in place to prevent this exact development and to stop the rezoning of agricultural land.

If the applicant does not want to enable local farmers/horticulturalists to use the greenhouses by charging a reasonable market rent, then they should utilize the funds they have already accrued from the many cottages that they have sold at a vast profit over the last 2 years, which did receive planning permission for!

The greenhouse in question already has a codicil in place to return it to agricultural land should it no longer be utilized or be derelict. However, no dimensions are given on this application as to exactly how much of the site will be returned to agriculture. The eco house the applicant wishes to build is set within a large site and it does not rule out that once rezoned, further applications will follow. [REDACTED]

[REDACTED] Looking at the long-term effect, La Rue des Varvots is a very narrow and up until the last 2 years, a very quiet one. It is considered by local residents to be more of a 'green lane'. More development will

also add to the traffic on La Rue de La Frontiere, which is already a hazardous road. It is clear that the eco house within this application is merely a 'show house' for 27 more self-catering properties. With self-catering properties closing (as a result of little demand and it not being financial viable) at a natural beauty spot and easily accessible site such as Corbiere, surely there would be no demand for similar properties that do not benefit from wonderful views and easy access to beaches? Whilst they are stating that the house and subsequent applications will be an eco home, this does not take into account the needless destruction of trees and the habitat of a great many species. This most certainly is not environmentally friendly!

The applicants purchased this land knowing that it was zoned for agricultural/horticultural use. Had they purchased the site with development potential, they would have paid considerably more, in excess of three times the price! Is it fair and just that the applicants benefit from one of the largest agricultural subsidies ever granted for a site?

I have grown up seeing the greenhouses being used productively to benefit Islanders, and our economy, with vast exports of flowers etc. I was often told "if it aint broken, do not fix it"! This site was working and generated a vast income for previous tenants. The greenhouses are by not means derelict! If only the owners of the site would charge a reasonable market rent.

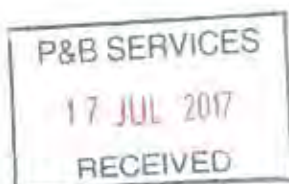
I would also urge the committee to bear in mind that the pump house on La Rue des Varvots is already operating at maximum capacity. If by chance we do have heavy rainfall or someone's property causes a further blockage (as previous experienced), the raw sewage then passes over a neighbour's drive and into a natural stream, which flows into one of two ponds on my family's land. Up until 5 years ago, there were fish in abundance in the ponds. However, since the problems with the excess capacity flowing into them, there are none. How can this be good for the environment? Is technology not supposed to improve as the years go by? Is it right that I can no longer have fish on my property as a result of over development in the area causing environmental damage?

If the Minister and this committee were to grant permission for this application, it would set a precedent not just for the remainder of this site but also for other locations in Jersey. This would have a detrimental effect on both the environment and long standing residents. Please remember that the applicants are property developers who were not born in the Island and only want to financially benefit from what was originally a small investment on an agricultural and horticultural site. It is important we do not lose sight of that.

HUGO A J BUTLIN

End Comment

Planning Officer
Department of the Environment
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The proposal "assumes" that the development will not put public water supplies at risk. Considering it is located in a "high water table area" there is no guarantee that any rain water runoff will simply drain away with the removal of non-permeable land by permeable land. If this is the case, then connecting the house to a soakaway is unlikely to help matters in the height of winter or when there is heavy rainfall.

There is mention in the site plan of widening the access to the car park on La Rue de la Frontiere. There is no requirement to widen this as the entrance has already been widened by Tamba Park to accommodate traffic flow and when it was Flying Flowers the entrance was perfectly wide enough

for large trucks to enter and exit. Any further widening would mean the removal of more trees and without a barrier beside the road, it is dangerous to have a long open entrance.

The point at which the entrance is located is quite dangerous because it is located on a blind corner. If planning permission is given to [REDACTED] proposed holiday village the problem will only be exacerbated. Whilst the pictures taken give the impression that visibility is good, they are not taken from a driver's perspective and so are misleading and therefore dangerous.

There is no mention in the plan for the deliveries that currently take place and staff parking. How do they propose to accommodate this? In the past, they have used field MY772 as an overflow carpark. Is it their intention to use this field? Will they be putting in a retrospective application, as they have done previously, to change this green field site into a carpark and put it under concrete?

Finally, how do they propose to contain the noise that will come from the car park and mitigate any loss of privacy on La Sergente Farm. Policy GD1 states that any development should not "unreasonably harm the amenities of neighbouring uses, including the living conditions for nearby residents", nor should it unfavourably upset the health and safety of their neighbours. The changes being proposed to the parking facilities at Tamba Park certainly do not comply with this requirement and we are already subjected to noise pollution that comes from Tamba.

This proposal gives the impression that it is complying with the requirements of planning in the island by returning the greenhouses to agricultural land, but in actual fact there is already a codicil in place on this greenhouse, which means it must be put back to agricultural use. All this application is doing is complying with this in exchange for the building of the house.

Therefore, based on the points raised above, I strongly recommend that the committee reject this application.

Yours faithfully,

[REDACTED]
Mr P J Guthrie

[REDACTED]

From: [REDACTED] on behalf of Malcolm Sirel [REDACTED]
Sent: 18 July 2017 09:43
To: [REDACTED]
Subject: Application No. P/2017/0805

Dear Sirs

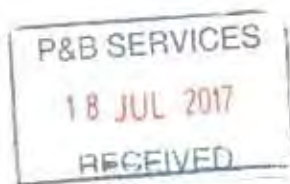
The above application is yet another attempt by [REDACTED] to develop contrary to existing restrictions and the Island Plan, which would be for [REDACTED] pecuniary benefit and not the good of his neighbours or the Island. It should be rejected.

It should be noted and investigated that the entrance to Tamba Park from Rue de la Frontiere has already been significantly widened as can be evidenced from the whiter path of concrete which has replaced the hedge and grass verge. Has this alteration been approved?

Yours faithfully
Malcolm L. Sirel

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16th July, 2017

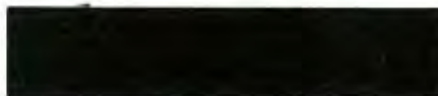
To the Planning Minister, The Planning Department and Members of the States.

Re: Planning Application P/2017/0805 Car Park and Field No.L78.

I wish to oppose the Planning Application for the following reasons:

1. It contravenes the Island Plan with regard to building on Green Zone land.
2. The greenhouse which it is proposed to demolish is not derelict but in Good Condition , has been in use until comparatively recent times, and is capable of Food Production which in the near future will undoubtedly become an Island Priority. The greenhouse should be retained.
3. Should the Car Park not be required it should revert to alternative agricultural use or green field. Equally this should apply if the greenhouse is demolished.

Yours Sincerely



(E.D. Le Gresley)

MRS.



16th July, 2017

To the Planning Minister, The Planning Department and Members of the States.

Re: Planning Application P/2017/0805 Car Park and Field No.L78.

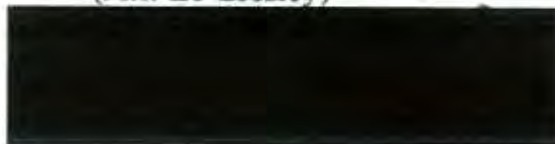
I wish to oppose the Planning Application for the following reasons:

1. It contravenes the Island Plan with regard to building on Green Zone land.
2. The greenhouse which it is proposed to demolish is not derelict but in Good Condition , has been in use until comparatively recent times, and is capable of Food Production which in the near future will undoubtedly become an Island Priority. The greenhouse should be retained.
3. Should the Car Park not be required it should revert to alternative agricultural use or green field. Equally this should apply if the greenhouse is demolished.

Yours Sincerely



(A.I. Le Gresley)



Application Comment

Reference: P/2017/0805

Comment Date

17 July 2017 13:57:34

Comment Author

First Name: Mark and Jane

Last Name: Juste

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:

Comment

We would like to object to the above mentioned planning application.

The application does not comply with Policy 7 of the Island Plan, wherein the applicant is applying for a house to be built on green-zone land.

As with every other application to develop this land, we would also like to raise the issue of the pump house on La Rue des Varvots. The pump house is working at full capacity and we are concerned that any extra houses built that would be connected to the mains drains and lead to that pump house, would cause further problems.

Our property no longer has the risk of raw sewage being pumped up through the drains onto our driveway (as a return valve has been fitted by Department for Infrastructure), however, the consequence is that the raw sewage will instead be forced through the manhole on La Rue des Varvots and then feed through to the fresh water stream.

We would like to express our concern that the approval of this application would set an island-wide precedent with regard to building houses on green-zone land. We are also concerned that the applicant would apply to build further properties on the newly reinstated agricultural field in years to come.

End Comment

Application Comment

Reference: P/2017/0805

Comment Date

17 July 2017 13:53:36

Comment Author

First Name: Edie

Last Name: Daghorn

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address: n/a


Comment

I would like to object to this planning application.

Much as I am 100% behind the greenhouse being demolished and returned to agriculture, I cannot condone using green zone land to build a house. I would, however, like to mention that I am pleased that the applicant now seems to be starting to appreciate and understand [REDACTED] responsibilities with regard to returning greenhouse land to agriculture.

Regarding the traffic on La Rue des Varvots, it is, and has been, horrific since Tamba Park opened two years ago. Hundreds of cars pass within inches of Little Clear Cottage, people stare through the windows and chuck their rubbish out of their cars as they drive passed. The bus stop there is also an accident waiting to happen.

A one-off visit

from the owner a couple of years ago, perhaps apologising for the continuous disruption and mayhem, would have been appreciated. 

End Comment

Application Comment

Reference: P/2017/0805

Comment Date

17 July 2017 15:26:43

Comment Author

First Name: Paul

Last Name: Ashworth

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:

Comment

Retreat Farm and Tamba Park site and we strongly object to this proposed further development.

It is advised that the proposal is to:-

- Demolish one of the greenhouses and restore the land into an open agricultural field
- Construct a large four bedroom single storey house and detached three car garage and swimming pool on the existing car park
- Alter vehicular access onto La Rue de la Frontiere and relocate the visitor car park to the overspill car park.

This application only relates to part of the whole Retreat Farm site, which is fields MY770 and L78. At a public meeting on 13 July 2017 the developer announced his intent to submit during week commencing 17th July 2017 another application for 27 homes and 4 ancillary buildings on the remainder of the site (field MY770). The developer went on to state that he intends to develop the two sites concurrently as the developments are dependent on each other. Therefore, these two applications should have been submitted as one application for consideration of the whole.

There is also another application P/2017/0805 relating to Tamba Park currently being processed for a further house to be used as manager's accommodation.

This makes the commenting on this application extremely difficult, as it seems many of the considerations for this application will be changed by the second application relating to Retreat Farm.

This application should be rejected and the developer should be required to provide one clear plan for the whole site.

Island Plan

In reality the combined applications are to develop 29 homes and 4 ancillary buildings on the site with only approximately one third of the land (field L78) returned to open agricultural field. Field L78 has a codicil on it that requires field L78 to be returned to agriculture should the greenhouse be demolished, which the developer has recognised. Therefore, the developer is offering no more than is already required for field L78. Therefore, this boils down to part of an application to build 29 homes and 4 ancillary buildings on agricultural land.

It has been reported that Deputy Luce has indicated that he thinks they 'might allow the owners to have some financial benefits, some units of housing but at the same time return a large proportion of those sites back to the environment or for the benefit of the agricultural industry'. The developer is already bound by the codicil in relation to field L78. In relation to field MY770, the developer has already developed housing on the combined Tamba Park/Retreat Farm site and the profit from these should be used to clear the glasshouses and return the land to agricultural use. Therefore, no further housing development is justified. These greenhouses, as stated in the marketing material submitted with the application, are 'in general in excellent condition'; despite the recent fire damage caused by the incident that occurred when the greenhouses were being used for non-agricultural purposes. The approval of any further development on this large and significant site would set a dangerous precedent for all other greenhouses on the island, many of which are far more dilapidated than these greenhouses. Deputy Luce has very correctly commented that approval for some development of glasshouses to residential housing would discourage others from returning them to agricultural land.

A limited amount of housing may be approved to fund the removal of glasshouses to enable the return of land to open agricultural field. However, it needs to be remembered that housing development has already been completed on the combined site. The approval of further housing over and above this initial amount should then be considered on the basis of whether housing development should be approved on an open agricultural field in the given location. If such additional housing development on open agricultural fields is approved, then this opens the gates for applications to develop housing on any other open agricultural field across the island.

The land was purchased at a relatively low price [REDACTED] due to the land being classed as agricultural. A recent transaction in the Royal Court indicates fields MY770 and

L78 were sold by Retreat Leisure Holdings Limited to Ruff Properties Limited for [REDACTED] as agricultural land. Does this represent a recognition of the true value of the land as it stands or was transaction completed at an undervalue?

Recently Health Minister Andrew Green granted a licence to the Industrial Hemp Partnership to grow hemp. Additionally, Environment Minister Steve Luce has said he would consider the cultivation of cannabis for medicinal purposes. Deputy Luce also advised that trials are being conducted to see if honeyberries, a new 'super food', and tea can be grown successfully in Jersey. The greenhouses as stated in the marketing material 'provide full height modern glasshousing with water systems, underfloor power and all the modern accessories that one would associate with a modern glasshouse flower growing business'. Therefore, these greenhouses seem to be an ideal location for development of such alternative crops to increase the island's agricultural production. The developer should be pro-actively working with the various agriculturalists to find a use for the agricultural land [REDACTED] invested in. After having been given some previous approvals for development on the Retreat Farm/Tamba Park site, the developer seems to have breached various conditions and laws relating to various matters including noise levels, use of agricultural land for non-agricultural purposes, erection of unapproved structures, operation of machinery out of hours, disposal of commercial waste and changing the flow of the stream. This raises concern over whether the developer will comply with any future conditions that may be applied.

Surely the Island Plan should not be developed by a war of attrition from certain developers looking to gain excessive financial benefits for themselves.

Field L78 Restored to Open Agricultural Field

On the face of it there seems to be an obvious benefit to retaining field L78's agricultural status and restoring it to an open field. However, the developer is bound by a codicil to return the land to agricultural use. Therefore, the developer is offering nothing additional to what he is already bound to do.

At the public meeting the developer advised that he was not sure what [REDACTED] would use the open agricultural field for, but thought it may be for equine use rather than agricultural use. The developer has put uncommercial rental rates [REDACTED] on the existing greenhouses, which suggests that it is likely that this will happen again and the field will not be used for agricultural purposes.

The developer's other open agricultural field MY772 has had extremely limited agricultural use recently, but has been used instead as an overflow carpark, for burning commercial waste and for hosting a corporate event. What efforts have been made by the developer to ensure this land is realistically available to an agriculturalist? This does not bode well for field L78.

The application does not indicate the timescales for restoring the land to an open agricultural

field. There is a significant risk that the house is built but this land is not restored to agricultural use in a reasonable timeframe, if ever.

New Large House

The developer has stated that he is 'asking for a single storey dwelling to compensate for the cost of creating the green field'. He advised at the Public Meeting that the property is for [REDACTED]

Substantial profits will already have been made from previous property developments of Tamba Park. These profits should be used to fund clearing the greenhouses. No further development is required to fund the clearance of the glasshouses.

If approval is given to one house, then the land will have been re-classified and we are likely to see a revised application from the developer for numerous homes on the same piece of land.

A key factor to consider before approving any residential development in this area is that the pumping stations and pipework in the Rue Des Varvots and Rue de la Frontière are already operating at capacity. This has previously led to problems including overflows onto the road, pools and the stream. Any development will exacerbate this situation.

Car Parking and Traffic

It is proposed to relocate the visitor car park for Tamba Park to the entrance on La Rue de la Frontière and widen the entrance. This relocates the multitude of issues there are currently with parking from La Rue Des Varvots to La Rue de la Frontière, but also creates new issues.

This application is totally misleading, as the developer does not intend to use the parking areas in the overflow carpark as indicated, but to develop a new car park (to be submitted next week as the second part of this application) on the agricultural land that is field MY770. It is not clear from the application how many parking spaces currently exist in the main car park and whether the proposal provides as many spaces. They talk about moving the visitor parking, but parking for staff, contractors and deliveries also needs to be provided. The overflow car park has been used at times for excess visitor parking. In future what overflow arrangements do they have in place? Are they intending to use field MY772 as an unofficial car park? They have previously used this field as a car park for a corporate and fireworks events? Overall the amount of parking that is available will be reduced and the use of unofficial parking will need to increase to accommodate this.

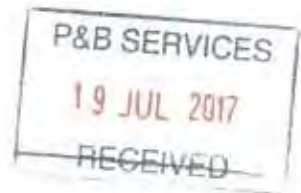
Based on this application, once the visitors have parked in the overflow car park it is not clear how visitors will access the indoor play area and the outdoor park. Are they meant to walk alongside the 'redundant' fire-damaged glasshouses, through the outdoor park area (even

during bad weather conditions) or walk back alongside the road to the old visitor entrance? Both Flying Flowers and Tamba Park have already widened the entrance to the car park and the width is quite sufficient for cars and large lorries. However, it would be insufficient for large vehicles to pass each other. Further widening of the entrance would necessitate removing more trees at the entrance. Also, it cannot be safe to have such a long opening coming onto a narrow road at a blind corner. Photographs of the car park entrance have been provided, but these are misleading as they have been taken from the wrong sides of the road, which makes the visibility seem better than it is. It has been frequently witnessed that Park visitors exit the current car park onto La Rue Des Varvots without looking for oncoming traffic. Fortunately, most oncoming cars have been going slow enough to avoid an accident, this would not be the case on Rue de la Frontiere. The overflow car park comes directly out onto La Rue de la Frontiere at a point where the speed limit is 40mph despite the narrowness of the road, the sloping road and the blind corner: this sounds like an accident waiting to happen.

Outbound buses from town stop at Broadfields in a position where visitors (often parents with very young children, prams, etc.) have to cross on a blind corner to access the Park. This is extremely dangerous. Relocating the car park would mean visitors would need to get off or board the bus either at Broadfields or La Ruelle, which would require them to walk along a narrow, winding road with no pavement or lighting. There is no suitable location for a new bus stop nearer the overflow car park. It was previously proposed to create an outbound bus stop at the end of our drive, which would have required passengers to step out onto our private land and then negotiate their way along the rest of the road and across a blind corner. This proposal was rejected profusely, as of course it would be an obstruction and invasion of our privacy. There would be insufficient space in the overflow car park for buses to safely turn in and drop off passengers and the developer has advised Liberty Bus would not be willing to divert of the roads onto private land. The unsuitability of the bus for reaching the Park would force parents to opt for travel by car, thereby generating further traffic on these narrow rural lanes. It seems proposals for new bus stops may be submitted next week with the application relating to MY770, but the proposals for the outbound bus look as though they would be totally unsuitable.

Last, but not least [REDACTED] Relocating the visitor parking to this area, that has previously principally been used for staff parking, would represent a massive loss of privacy. No proposals have been put forward by the developer to address this.

End Comment



18 July 2017

Planning & Building Services
South Hill
ST HELIER
JE2 4US

Dear Sirs

Ref. Application No. P/2017/0805

The above application is yet another attempt by [REDACTED] to develop contrary to existing restrictions and the Island Plan which would be for [REDACTED] pecuniary benefit and not the good of his neighbours or the Island. It should be rejected.

It should be noted and investigated that the entrance to Tamba Park from Rue de la Frontiere has already been significantly widened as can be evidenced from the whiter path of concrete which has replaced the hedge and grass verge. Has this alteration been approved?

Y



Malcolm L Sineel



National
Trust Jersey

01534 850000

Technical Support Team,
Planning and Environment Department,
South Hill.

22nd July 2017

Dear Sir,

P/2017/0805 - Car Park and Field L 78 Retreat Farm, St Lawrence.

This is an Application to demolish glasshouses to Field no. L78 and construct a 4 bed dwelling with a detached 3 car garage and swimming pool. The application is in the Green Zone of the Island.

The Trust understands that Field L78 already has a codicil which requires the land to be returned to agriculture if the glasshouses become redundant to agricultural.

Policy NE 7 of the Island Plan has a general presumption against any new dwellings in the Green Zone in order to retain the quality of the Island's countryside. This approach also complies with the sustainable development policies SP1 and SP6 which require new development to be within the Built up Area, where there are amenities and use of the car is reduced. Policy GD1 agrees with this approach.





National
Trust Jersey

Charitable Incorporated Organisation

In light of these policies the Trust regrets it is unable to support this application

Yours sincerely

S.Kerley (Mrs)
On behalf of the Planning Applications Committee
of the National Trust for Jersey

Application Comment

Reference: P/2017/0805

Comment Date

28 August 2017 16:06:53

Comment Author

First Name: Gari

Last Name: Purcell-Jones

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:



Comment

Dr G Purcell-Jones



Planning & Building Services,

States of Jersey

South Hill,

St. Helier

Jersey

JE2 4US

28/8/17

Dear Sir or Madam:

Ref Planning Application Retreat Farm (Planning Application P 2017/0805)

I am writing to express my opposition to the proposed Planning Application; one of many that have been proposed for Retreat Farm, which lies within the green zone. The site has a long history of development by planning stealth. More recent applications have included P2018-1023 and P/2016/1483. It is reported that the owner has also publicly stated at a meeting in July 2017 that he wishes to develop 27 houses on the site which covers fields MY770, MY772 and L78. It is my sincere hope that the public inquiry will see through the smoke and

arises as a result of the high rental expectation suggesting that an artificial economic redundancy is being produced by inflated expectation in a depressed market.

Natural Environment

The Island Plan's Green Zone Policy (NE 7) sets out a high level of protection from development in the Green Zone. It states that there will be a general policy presumption 'against all forms of development'. The Proposed longer term development at public presentation seems to include the creation of permanent residential units.

The NE 7 requirement also details that any new development must not cause serious harm to landscape character, a requirement echoed in the Island Plan Policies SP 4 (Protecting the natural and historic environment) and GD 1 (General development considerations).

Visitor Accommodation, Tourism and Cultural Attractions

The Island Plan's Visitor accommodation, tourism and cultural attractions Policy (EVE 1) asserts that within the Green Zone, proposals for visitor accommodation, tourism and cultural attractions will be determined in accordance with Policy NE7 'Green Zone'. The development of Eco-lodges is a tantalizing proposal, which will almost certainly lead to future plans to further develop the site and build more permanent homes. These in turn will impact on local amenities and utilities, including a sewage system that has reached its maximum capacity

Traffic and Transport

The Island Plan's General Development Considerations (GD1) sets out that a proposed development contributes, where appropriate, to reducing dependence on the car, in accord with Policy SP 6 'Reducing dependence on the car'.

The relocation of the car park to La rue de la Frontiere which undoubtedly cause traffic flow and safety problems. It will also mean a long walk to gain access to the current Tamba indoor facility. Alternatively, increased numbers will pass through the lower park to gain access to the indoor area resulting in further loss of amenity to neighbours.

I believe that the Proposed Development of Eco houses would significantly increase rural traffic through the use of the car.

Conclusion

I believe that it is highly undesirable to depart significantly from the Island Plan, particularly where the potential for equivalent development exists in other areas outside of the Green Zone (Policy NE7). I do not believe that the proposals meet any of the enabling or exclusion criteria that would permit a departure from the Island Plan.

Yours sincerely

Gari Purcell-Jones

Application Comment

Reference: P/2017/0805

Comment Date

10 July 2017 12:22:37

Comment Author

First Name: Jan

Last Name: Daly

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:



Comment

Dear Sirs,

I wish to object, once again, to what is becoming an incessant torrent of planning applications relating to this farm site.

It seems to me that the process of attrition is at work here and that the developer will eventually wish to wear down the neighbours in this country area with constant applications, all of which are contrary the island plan.

I do not feel the need to enter, yet again, into the various policies in place to prevent development in rural areas in the island plan nor to further comment on the illegality by this application of rezoning agricultural land into a development area.

The committee is well aware of this through all of the previous applications.

The infrastructure will not hold any more buildings and their consequences, the drainage and road system cannot cope as it already is: do we really need to have a major incident to prove this fact?

It is time, for once and for all, that these opportunistic development proposals are quashed and the sanctity of the last remaining vestiges of the Jersey countryside are adhered to.

Enough is, surely, enough?

I wonder how many more times I will have to repeat this on further applications appertaining to this AGRICULTURAL site??

Yours faithfully,

Jan Daly.

End Comment

Application Comment

Reference: P/2017/0805

Comment Date

11 July 2017 13:34:56

Comment Author

First Name: John

Last Name: Corbin

Address Line 1:

Address Line 2:

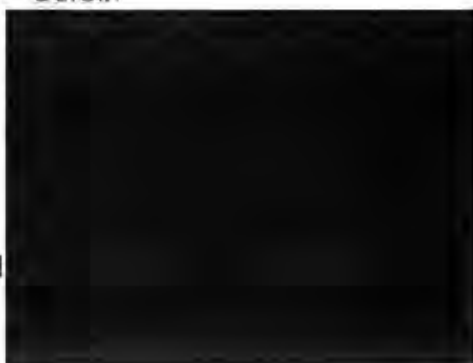
Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:



Comment

Dear Sirs,

I am writing to most seriously object to the above application.

This is a many faceted application, although it appears not to be on the surface and therefore has to be viewed in several parts.

Primarily and most concerning is that the application seeks planning gain out of demolishing a greenhouse in return for a large bungalow to be built.

Not only does this fly in the face of the Island plan but it creates an extremely dangerous precedent for all of the 'disused' greenhouses to be turned into commercial developments.

This would attract a torrent of applications island wide which planning would be hard pushed to reject; for this alone this application should be refused with no more ado.

The developer purchased Retreat FARM (the clue is in the name) and has already developed this site by stealth and a series of retrospective applications which should ensure that extra finance is not necessary for the restoration of existing glass houses into agricultural land if that is indeed their intention.

There is indeed benefit for residents of La Rue des Varvots by having the main entrance to Tamba Park moved, any observation will see how dangerous this junction is when a bus is stopped and its passengers, largely mothers with children and prams, attempt to cross the road which is on a blind corner and which offers no security to avoid oncoming traffic arriving blind at the corner, especially those who are not familiar with the road.
It is a fatality just waiting to happen!

Having said the main road to St Mary is narrow, for example a driver has to stop if a bus is coming the other way, there is no bus stop (nor is there room to position one) thus ensuring even more pedestrians would be walking a fair distance along a dangerous country lane; can anyone imagine what this would be like during the dark evenings?

There are many issues which I am well aware of having been addressed by other objectors, including water run off, sewerage problems, noise and light pollution etc.

This is a peaceful rural area of Jersey and has been for many generations.
These opportunistic planning applications should be firmly refused and the quiet Jersey countryside left as much as is now possible, to its own devices.

It is often said that there is a time and a place for everything, the rural area of St Lawrence/St Mary is not it.

We [REDACTED] are already seriously inconvenienced by the permissions already obtained, serious affected by the development already constructed, seriously inconvenienced by a constant stream of planning applications previously, this one and no doubt there will be more in the future,

This area is our home, we live here because we choose to largely because of the rural location.

We will not be bowed by this war of attrition, we will still be here when the developers have moved on and our resolve to fight for what we believe in will not be weakened, only hardened, by the greed of commercial development in a totally unsuitable area.

Please put an end to this nonsense for once and for all and refuse this application in its entirety.

Yours faithfully,

John A Corbin
End Comment



14th July, 2017

To the planning committee,

I hear that yet again [redacted] has submitted plans to build another house. [redacted] has already developed a number of houses in this area. [redacted] will have made money from this and would use this to build more houses. This will in no way help Jersey's housing problems, [redacted] development would simply make it worse.

[redacted] knows, as does the committee, and everyone else that this proposed building would be in a green zone and contrary to the Island plan.

The roads around Tambrà are where you will find mums parking their prams, people running and many dog walkers. My family rides and until recently felt safe, this is rural Jersey.

[redacted] does not appear to understand that we who live in this area have rights and do not [redacted]

2

want everything changed to suit a newcomer to the Island. Why does [redacted] believe that [redacted] can build in a green zone against the existing laws of Jersey when other people know they cannot. Why does he think [redacted] can?

The last time [redacted] applied to build on Tamba there were many reasons set out as to why he should not. This is simply not a suitable area for the types of development [redacted] wants to do. Tourists would not want to be here away from the Town and beaches, neither the roads or drains, as they are at the moment, could take anything more without big alterations. Who would pay for this? :

I feel sure that the Committee will consider carefully all the aspects of this planning application, its in the green zone and against the Island plan. Would it help Jersey's housing problems, NO, would it help Tourism, NO, would it put pressure on the existing roads and drainage system YES. If one house is passed then more houses

would be applied for, in fact [redacted] has already put on display plans for the development of many more houses on Tambo. [redacted] seems to believe that if [redacted] can build one house permission for others will follow.

What [redacted] wants to do is in a green zone against the Island plan and as people realize what would happen, the disruption and cost, they will look to the Committee to stop it. Also this is not a good financial time for the State to have to pay quite large sums for roads and a new drainage system.

Yours sincerely

A. Sines (Mrs)

Application Comment

Reference: P/2017/0805

Comment Date

09 July 2017 19:52:13

Comment Author

First Name: WILLIN LTD

Last Name: WILLIN LTD

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:

Comment

PLANNING APPLICATION NUMBER: P/2017/0805

As a long-standing resident of the area surrounding Retreat Farm and Tamba Park, I write to voice my objection to yet another planning application from [REDACTED] and [REDACTED] associates.

It is most important for the committee to bear in mind that when [REDACTED] and his associates agreed to purchase the Retreat Farm/(former) Lion Park they did so knowing that the land was zoned for agricultural and horticultural purposes with a small section being utilized for tourism activities this therefore, was very much reflected in the selling price. Had [REDACTED] and [REDACTED] associates purchased the land with no zoning restrictions placed on it, thereby making it a possibility for development, they would have paid in excess of three times the price for the land. I urge the committee to keep in mind that [REDACTED] and [REDACTED] associates are first and foremost property developers! There are a number of applications [REDACTED] has submitted to planning and, let us not forget that some were retrospective, highlighting the arrogance of [REDACTED] and [REDACTED] associates in wanting to achieve their aim despite rules being in place to prevent such occurrences.

The committee will be aware that the area surrounding Retreat Farm/Tamba Park was predominately small farms so the development of greenhouses in a very rural and

agricultural/horticultural area with one of the State's largest agricultural loans seemed an added benefit. The greenhouses are very much fit for purpose. Farmers in Jersey are constantly being told to try new 'innovative' and 'trendy' crops for the restaurant and supermarket trade. Why not let this whole site be a pilot scheme for this venture? In the Jersey Evening Post on 12th May 2017, there was an article stating that Health Minister, Andrew Green, has granted a license to the Industrial Hemp Partnership to grow hemp in the Island. Could this not be a suitable location? The greenhouses as they stand are by no means derelict. Whilst [REDACTED] and [REDACTED] associates may have adhered to the law in advertising them for sale/rent, the costs/fees demanded make them financially not viable for use, giving them the perfect excuse to try to get the area re-zoned for housing! Should [REDACTED] and [REDACTED] associates' benefit from the massive agricultural subsidy originally granted?

The above numbered application is proposing to build a large eco dwelling on the car park in La Rue des Varvots, presumably for sale at a premium price. Whilst the application states that the greenhouses will be demolished and an agricultural field established, it gives no dimensions? The greenhouse in question does have a codicil on it stating that it has to be returned to agriculture use should it be demolished. This would presumably apply to the whole square footage of the area? Policy NE7 does provide for a high level of protection from development in the Green Zone. Policy ERE 7 is specifically relevant to this point and states specifically that 'derelict and redundant glasshouses' should have a presumption against redevelopment for other uses, unless the alternative use is directly related to agriculture or diversification of agricultural activity. It is also worthwhile mentioning that in Chapter 3 of the Planning Statement it states, "The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of Island identity". If these very modern and efficient greenhouses were to be utilised by farmers both young and old, surely this would benefit the Island for years to come? It is apparent that should permission be granted for an eco house to be constructed on this site, it will set a very important precedent in respect of the many more applications that will undoubtedly follow from these property developers! The eco house is situated on a large site and once permission is granted, it is a very strong possibility that the developers will apply for further units there. With the land being rezoned for development, it will be too late to prevent further houses on the site. Retreat Farm/Tamba Park make the point that they need to develop the eco house in order to fund the removal of the greenhouse on the site. However, can the Planning Minister and his committee please bear in mind that there has already been a great number of housing units passed on the site, all of which have generated a substantial profit? Should the Minister not be asking why funds accrued from the completed developments were not utilised to fund the removal of the greenhouse in this and other applications? In our local ITN news and Jersey Evening Post, we constantly have references to 'greedy property developers' exploiting our planning laws and changing our Island and, not for the better! This application and the previous ones submitted by Retreat Farm/Tamba Park are a prime example of such activity. Should the Island Plan be changed to benefit new property developers arriving in the Island or protect those that have resided in the Parish and close to the land to which the application pertains? Let us not be bullied and

change the landscape forevermore!

I would like to see correct and actual figures relating to the traffic flow in the area, especially in the busier periods, which have not been taken into account. La Rue des Varvots is already struggling with the increased vehicles emanating from the new cottages on the Retreat Farm/Tamba Park built in 2015/2016. Whilst one may not feel that one large modern house will greatly increase this again, please remember that it will most definitely set a precedent for the redundant greenhouses owned by [REDACTED] on this very road as well as those owned by Retreat Farm/Tamba Park on La Rue de la Frontiere. This will substantially increase the traffic on a very narrow and minor lane as well as vehicles continuing on to La Rue de la Frontiere, when they move in a westerly direction. The area is simply not capable of accommodating a large housing development.

The above application whilst giving the impression that it is assisting in returning a greenhouse to agriculture (despite no dimensions being given) in exchange for a luxury four bedroom eco home, is just a guise to enable a precedent to be set for future development of this site. I urge the Minister and his committee to give serious thought to the long-term future of this very rural and historically agricultural/horticultural site.

For and on behalf of Willin Ltd.

End Comment

Application Comment

Reference: P/2017/0805

Comment Date

01 July 2017 08:24:24

Comment Author

First Name: Hannah

Last Name: Mitchell

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:

Comment

As residents of Retreat Farm we support the application to alter the vehicular access onto La Rue De La Frontiers and construct one four bedroom single storey house, detached three car garage and swimming pool on the current Tamba Park car park.

We support the demolition of the greenhouse and restoration to agricultural land. Please note this comment does not support further or subsequent development of this land.

This will dramatically reduce traffic in La Rue Des Varvots, reducing congestion, noise pollution and increasing safety.

The relocation of the car park will return the once held privacy of our residential area. The demolition of the greenhouses will restore the area back to greenland, which is in keeping of the surrounding areas.

End Comment

Application Comment

Reference: P/2017/0805

Comment Date

08 July 2017 23:04:37

Comment Author

First Name: Adam

Last Name: Riddell

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:

Comment

[REDACTED] I would like to register our support for these specific plans demolish the glasshouse and turn it into agricultural land, and create one single storey dwelling on the existing car park site.

In particular, we feel that:

- the removal of a large disused glasshouse to create open land for long-term agricultural use is a positive move, creating more open green zone space in a rural area
- the construction of a single, private, single storey low environmental impact residential dwelling on the car park site is a reasonable proposal
- the relocation to La Rue de la Frontiere of the main car park and entrance to Tamba Park that is currently located in La Rue des Varvots and is accessed by right of way over a private residential driveway is sensible, reducing mass public traffic and congestion and improving safety in an otherwise small, quiet green lane

This support relates solely to this specific planning proposal, and does not mean we support further development of this land or surrounding areas.

Kind regards,

A Riddell