

This 2nd day of October, 2013.

AN ASSEMBLY of Principals and Electors of the Parish of St. Ouen was held in St. Ouen's Parish Hall on Wednesday 2nd October, 2013 at 7.30 p.m. to:-

1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on 10th September, 2013.
2. To consider whether the Parish should make representation to the Minister for Planning and Environment to remove Field 622, La Rue de la Croute, from the Interim Review of the 2011 Island Plan and to decide thereon.

After welcoming those present, the Connétable read the Official Notice. He then informed those present that the Act of the previous Parish Assembly was available around the Parish Hall on the seats as well as being on the Parish Website. Constable's Officer Christopher Lamy proposed and Dr. Robert Albert Kisch seconded that the Act be approved and signed by the Connétable.

Apologies had been received on behalf of Mr. & Mrs. John Guy Moore Dixon, Mrs. Pauline Anne Credland, Centenier Trevor Francis de la Haye and Seigneur Philip Malet de Carteret.

The Connétable advised those present that only Parishioners would be allowed to speak or vote at the meeting.

The Connétable then explained that the Assembly had been called in response to a requete served on him in accordance with the 1804 Law on Parish Assemblies. This allows a minimum of 4 parishioners to serve a notice on the Connétable requiring him to call a Parish Assembly. In this case, the notice was served by Mr. Gary Stuart Le Brocq, Mrs. Amanda Jane Lees-Baker, Mr. James Pierre Francis Le Saux, Mr. Gordon James Le Main, Mr. Robert Stephen Blackmore and Mrs. Madeline Isobel Poole, five of whom are residents of La Rue de la Croute, the other a resident of La Rue de L'Etocquet.

Mrs. Margaret Aimee Jervis asked if the Connétable would clarify points raised in an article in the Saturday edition of the Jersey Evening Post. The Connétable explained that he would address that and other points that needed clarification later.

The Connétable then invited Mrs. Poole, who was the spokesperson for the requete, to address the Assembly. Mrs. Poole made the following statement.

“We are here tonight following a requete submitted to the Constable on 23rd September, 2013, to ask the Parish to make representation to the Minister of Planning and Environment to withdraw Field 622, La Rue de la Croute, from the interim Review of the 2011 Island Plan. We called the requete as a group of Parishioners because we were deeply concerned that Parishioners had not been kept fully informed.

In October, 2007, the Parish was bequeathed a substantial sum of money from the late Mrs. Beryl Coulter, with her wish being, that is was to be used to create homes of the elderly of the Parish of St. Ouen.

Following a Parish Assembly held in November, 2010, a mandate was accepted by the Parish, to seek to re-zone part of Field 622 for sheltered housing. A planning application was submitted in May, 2010 to the previous Planning Minister Senator Cohen and was rejected. The former Constable lodged two Propositions Au Greffe, which were withdrawn prior to debate and subsequently two rejections have been reached following an Examination in Public held in October, 2010 and an independent Public Inquiry held this year in July, which were both managed by independent UK inspectors, employed by the Planning Department.

On your seats is an extract of the Consultation draft 2011 Island Plan Interim Review, Policy H5, which clearly states that Field 622 will be rezoned for the purpose of delivering 19 to 32 flats and houses of 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase. You will also note, and this is critical, that “Planning permission for all other forms of development will not be approved.” In addition, this Category A Social housing will not be for the exclusive benefit of St. Ouennais, eligibility will be Island wide and will be determined via the affordable housing gateway.

In addition to this, at the Scrutiny Panel meeting on 16th September, 2013, Deputy Duhamel stated that there will be no more sheltered housing approved on the Island because there are enough sites already identified to satisfy demand. So as Parishioners, you must be aware that the Sheltered Housing proposal is no longer applicable. We would suggest that the Parish Officials are misguided in their hope that Sheltered Housing is still a possibility on Field 622.

We understand that the Parish Officials contend that there remains a hope that sheltered housing can be developed on Field 622, following rezoning under the revised Island Plan. This is a very risky assertion, because as shown in the extract of Policy H5 on your seats, no other forms of development will be allowed other than Category A Social Housing. This has been backed up by Deputy Duhamel in the recent Scrutiny Panel meeting and the fact that the Sheltered Housing development proposals on Field 622 have already been rejected on three occasions.

This Assembly is not here primarily to debate or re-visit the process employed by the Parish in seeking to re-zone part of Field 622. What is indisputable is that the Parish's attempts and applications have been rebuffed on three occasions and yet there appears to be a wish to pursue a goal, that clearly it would be prudent to steer away from and seek alternative sites. Let us not forget that Beryl Coulter's legacy was to provide housing for the elderly of the Parish, not for the over 55's not for social rental or affordable needs but for the elderly of the Parish.

In November, 2012, a Parish Assembly voted by a small majority to seek the re-zoning of part of Field 622, as determined by the Coulter bequest. What is before this Assembly tonight is a major departure from any previous mandate, any previous discussion, any previous consideration. You are now faced categorically with a Planning Department seeking re-zoning of Fields and that includes Field 622, a large productive agricultural field currently designated green zone. Don not be swayed by the argument that there are options in this regard. An independent planning inquiry has robustly rejected the sheltered housing application as submitted by the Parish, following three days of consultation.

Under the Interim Review of the 2011 Island Plan, from the hand out on your seat, you will notice that St. Ouen has, in addition to Field 622, a glasshouse site earmarked for rezoning, Field 785. We would question how many sites for rezoning one Parish should be asked to accommodate?

We have already faced a contentious debate about the Plemont site, let us for heaven sake protect the green zone that borders our beautiful village and cease the destruction of agricultural land designated as green zone.

The Constable himself on 30th August, 2013, states in the Jersey Evening Post that he would, and I quote – “not like to see the site go forward for affordable housing”. Furthermore, at a Parish Drop in Surgery on 3rd

September, 2013, the Constable and Deputy both stated that they would not be in favour of Category A Affordable housing.

The fact remains we need to maintain St. Ouen's village as a vibrant rural community, which will be lost forever if a vote is carried to allow the Minister to pursue his intention of developing Field 622 for Social Housing. This proposed development will undoubtedly alter the character of St. Ouen dramatically. It will render the designation of green zone redundant, having lasting effects on the marsh along Hydrangea Avenue and a large productive agricultural field will be lost forever.

Again, I would urge you to vote to request that the Constable write to the Planning Minister to withdraw Field 622 from the Interim Review of the 2011 Island Plan.

We ask for your support this evening on these simple but important issues that will enable us to allow this contentious issue to be finally resolved.

We urge you to support the proposition that the Parish write to the Planning Minister that Field 622 be withdrawn from the Interim Review of the 2011 Island Plan.”

The Connétable then addressed the Assembly and gave a background of events leading up to this meeting.

“St. Ouen was one of the first Parishes to provide sheltered housing for the elderly. We built the first phase of 20 units, Le Clos de Mahaut in 1976. Le Jardin de la Rue Phase 1, 10 units in 1987 and Le Jardin de la Rue Phase 2 a further 8 units and a Warden's Residence in 1996. In 2012 the Parish upgraded the 6 bed sits in Le Clos de Mahaut to convert them to 1 bed roomed accommodation. Our sheltered homes are successful and fully occupied. There is a waiting list presently of 70+ persons.

In 2007 the Parish learnt that it had been left a sizeable legacy by the late Mrs. Beryl Coulter for construction of homes for the elderly in St. Ouen.

Following discussions with the Homes for the Elderly Committee, and recognising that history had shown there would be a need for more homes, the Parish then embarked on a search for suitable sites.

A number of sites were looked at and ultimately Field 622 was identified as the most suitable field for constructing these homes mainly because:-

1. It is owned by the Parish
2. Close proximity to the village centre
3. Excellent pedestrian access via a footpath that leads onto La Petite Fosse and then into the shoppers car park opposite the Parish Hall

Other land was considered but some owners were unwilling to sell or there were problems with access to amenities.

A recommendation was put to a Parish Assembly held on 17th November, 2009 that the eastern part of Field 622 be developed for 19 sheltered housing bungalows, community facility and landscaping. Designated as life long homes with adaptations to allow for carers accommodation, hoists and other assistance to be fitted in the case of need.

As a result of the Parish Assembly, the then Connétable and Parish Architects set about the process of securing planning permission. Discussions with the Planning Minister and officials then took place, and following guidance from the Planning Minister of the day the Parish were advised to proceed with a full planning application which was lodged on 22nd November, 2010.

At around that time, the Parish was contacted by the Trustees of Mrs. Coulter's Will who were keen to finalise Mrs. Coulter's affairs and asked the Parish to agree a variation of her Will. The reason for this variation was not only to minimise the effect of Inheritance Tax payable in the UK and clarify the charitable nature of Mrs. Coulter's gift but to ensure that the Parish would gain the maximum benefit of the most generous bequest. I want to make it absolutely clear that as part of the variation process, the Trustees, and not the Parish, sought the removal of a 3 year time limit which was originally mentioned in Mrs. Coulter's will. It is obvious that she hoped that the Parish would start the building within 3 years although she must have recognised that delays can happen as she also said that the period could be extended by her trustees. The Will also mentioned that if the Parish decided not to use the generous gift to build homes for the elderly, then Mrs. Coulter had said she wished her estate to pass to Jersey Hospice Care. However, it was always clear from her Will that she wanted to benefit the elderly residents of St. Ouen and the possibility of the money going to Hospice was not her priority. Contrary to recent comments in the media, at no time did the Parish ask for the removal of the three year restriction, or make any payment to Jersey Hospice.

A planning application was lodged on 22nd November, 2010 but it was not processed by the Planning Department as the Department had indicated earlier that it would. Eventually a different Planning Minister decided on 5th October, 2012 to hold a Public Inquiry. Delays frustrated us greatly, however I can assure Parishioners here tonight that throughout the process, the Parish has taken note of all advice given by the Planning Department, which I hasten to add the Parish has followed.

The Public Inquiry into the Parish's planning application was held from 2nd – 4th July, 2013. That is over 2 ½ years since the Parish made its application. By that time, a different Island Plan was in force and the application was assessed against policies in the new island plan.

The Inspector considered that the case was a difficult one in which he had sympathy for the applicant and although he recommended refusal, in his summary he raised a number of key questions which he believed should be answered more fully if the site was to be rezoned for housing. The Inspector suggested that the Parish, supported by the relevant States Departments, should undertake:-

- a more rigorous examination of other sites in or around that village area to assess whether they might be more suitable for development as sheltered housing
- provide more information about how the need for sheltered housing in the Parish matches the need island wide.

On 30th July, 2013 to my total surprise and the surprise of everyone involved in the Parish's application, the Planning Minister announced the Island Plan was to be reviewed and that the eastern part of Field 622 be rezoned to provide social rental and affordable homes.

Separately, on 27th August, 2013, the Minister accepted the Inspectors recommendation and refused the application for construction of sheltered accommodation in the field.

Both I and the other Parish Officials are still trying to understand the implications of these decisions and how it affects the Parish. Unfortunately, at present, I do not have all the answers and have therefore asked representatives from both the Planning Department and the Housing Department to be present at this meeting to deal with any questions you may have.

The Parish has been providing homes for the elderly since 1976 and we presently have a waiting list of more than 70 people waiting to occupy

homes. People are living longer and the policy of the island is to try and ensure that the elderly stay as long as possible in their own homes rather than move into residential care. Providing sheltered housing or, using the current term, homes for the over 55's allows residents to move out of a larger home which might become too much for them to manage, and move into a smaller home which can be adapted to meet their needs as they grow older.

I intend to carry out the work which the Planning Inspector suggested be carried out in order to provide more sheltered accommodation. I will carry out a review of all sites in and around the village working closely with the Parish Architect and the Planning Department, as recommended by the Independent Planning Inspector. This should establish once and for all, whether any land nearby is appropriate for use as sheltered housing. The proposition before the Assembly is designed to exclude Field 622 from that review. I believe it is premature to make that decision now. If the result of the review is that Field 622 is the most suitable site for sheltered housing, then I would want to work with the Planning Department and make submissions to the Public Inquiry into the review of the Island Plan to allow the Parish to proceed with the sheltered housing.

I have been informed that sheltered housing would fall within the definition used by the Minister in seeking re-zoning of this land. This is because a sheltered housing development would consist of social rented homes – as all our other homes for the elderly are.

To conclude I hope the Parish will support our continuing work in trying to identify a suitable site for homes for the elderly of the Parish and will vote against the proposition on the Agenda, so that Field 622 can still be included in the review of sites in and around the village centre. Whatever is the outcome of that review, the field is Parish owned and a Parish Assembly in the future will always have the final say on what goes on there.

I will now seek any comments from the members of the Assembly on the proposition in the agenda.”

Mrs. Margaret Aimee Jervis stated that she understood why Mrs. Poole and the other people were objecting as they lived alongside Field 622 and that was why they were objecting.

Mr. Matthew Paul Costard explained that he lived on the main road, La Route de Vinchelez and was happy to have a farmer's field behind him. The issue here was not nimbyism. The people living close to Field 622 had been through sheer hell in the last 6 years not knowing what was happening. The field had been farmed for centuries and as such should be taken out of the Draft Island Plan Review.

Mr. Gary Stuart Le Brocq said that Field 622 was now earmarked by the Planning Minister for affordable housing, not sheltered housing and there could potentially be a housing estate built on the field. The Island Gateway included many non St. Ouen residents and that sheltered housing was no longer on the cards.

Miss. Tamara Nance explained she was saddened to consider a beautiful part of the Parish could become a housing estate, with all the social problems, more cars, wild animals at risk, Hydrangea Avenue would become a go-cart track. She feared for the Parish as there would be no control, there would be light pollution along with car and noise pollution. Social housing developments should be kept in urban developments. Miss. Nance said that she grew up in St. Ouen and was concerned that there could be 80 youngsters on the Parish doorstep.

Mr. Nicholas Michael Poole said that it should be plain from the start, Field 622 was in the Green Zone and it was being desecrated. He was not against sheltered housing but the Planning Minister wasted the site for affordable social housing. He read from a transcript of the Planning and Environment Scrutiny Meeting held on 16th September, 2013 quoting: "Chair: Minister, would it not be true that the fundamental changes that you are asking for consultation on include abandoning any concept of sheltered housing the villages for example.

Minister: I didn't think that sheltered housing was in the villages as one of the things that we were looking at.

Chair: Well isn't there a current policy Minister under the plan that we've got at the moment that allows Parish communities to look at opportunities or need for sheltered housing for over 55 housings in their area. Isn't there such a policy as I can't see this in here any more in the new draft to be published.

Chief Officer: What we're doing in this new Island Plan Amendment is reflecting the housing need. That the Planning need on the land use side of the equation. We have to make land available through the Island Plan to meet housing needs are for social rented needs and for affordable housing for purchase and therefore not for sheltered housing.

Chair: So we are clear then, the need in this plan amends the current need for sheltered housing.

Chief Officer: There is a lot of over 55 housing already in development and being delivered so what this plan does is seek to zone land for up to 300 homes and specifically target the need that exists at the moment in the Islands and that is for social rented and affordable housing.

Mr. Poole continued that there was not a need for sheltered housing. On three occasions the Parish had been asked to produce a Village Plan and this had not been done. He reminded the Assembly that they were voting on social and affordable housing.

Mr. Kenneth Priaulx Vibert, the former Connétable, stated that Mr. Poole had raised the matter of how the Parish had submitted the application. The Parish had worked in consultation with the then Planning Minister, who had removed the States Proposition and did not submit a Village Plan. Mr. Vibert stated that the Parish had not been negligent at any point.

Mr. Vibert added that he had great sympathy with the Connétable suggesting there was some merit in removing the application completely and having to start from scratch. Mr. Vibert said that the truth was that only green zone sites were available within the Parish village area. He also had sympathy with the residents of La Rue de la Croute as they found themselves in a very difficult position. The Planning Minister had now decided that he could include Field 622 in the Interim Review of the 2011 Island Plan. The Assembly should allow the Connétable to take legal advice and undertake the proposed review.

Dr. Robert Albert Kisch referred to Policy H5 and enquired if compulsory purchase was a real possibility. The Connétable replied that it was unlikely.

Mrs. Amanda Lees-Baker said that there were alternative sites and there needed to be a rigorous examination of the other sites which had not been previously put forward by the Parish. This matter was no longer about sheltered housing. The Connétable advised that there would be a review of all sites.

Deputy James Gordon Reed explained that he was not against Category A housing as social housing was included in that category and consequently the start of the process had been made by the Planning Minister. The

Minister's decision had two key questions: 1. An alternative site had not been fully considered, and the Connétable had just stated that he would attend to this and 2. The need for sheltered housing had to be a proven need. It was a fact that the Parish had a waiting list, there was statistical information that the Housing Department had, which did not agree with the Parish's waiting list as many of those on the Parish list had not registered with the Housing Gateway. The Parish had already agreed to work with the Housing Department to ensure that an answer on the true need could be found.

The Deputy stated that homes had originally been built in St. Ouen in 1976 and they had been added to over the years. These homes were built on green fields, there were and are no suitable brown sites available. Deputy Reed stated that he did not want wholesale development of the Parish but it was appropriate to meet the needs of the community. There was a long way to go, submissions to be made and many hurdles to cross before there would be any certainty on any site to meet the existing needs. He reminded the Assembly that Field 622 was owned by the Parish so there would be control over costs and should a field owned by a private individual be selected to rest assured that there would be a cost implication. The terms of Mrs. Coulter's will stated that the monies were specifically for the building of homes only and not to acquire a field on which to build them so he said that the Parish would be better to use land that was in their control.

Mr. Nicholas Poole advised that, had due process been followed, we would not be here now. It was clear that the Planning Minister wanted the site for Social and affordable Housing. He also pointed out that the Island wide waiting list for over 55's housing was 214 and the Parish of St. Ouen list was between 72 and 75.

Deputy Andrew Kenneth Francis Green (Housing Minister) agreed with the former Connétable that Homes for the Elderly could only be built on Green Zone sites. He advised the Assembly that Category A Housing did not include Homes for the Elderly, but the States definition was Homes for the Over 55's. To suggest that the Parish had been misled by the Parish Authorities was not true. The Parish must make a submission as they own the land. That was the Parish's safety valve, the Parish could choose not to develop the land should it so wish. He further stated that he thought it was right to carry out a review of all sites, including Field 622.

The Deputy further explained that with the Gateway Trust the Parish could choose the criteria. There was no dispute that 70+ people existed

and were currently on the Parish waiting list, as they had applied to the Parish. Unfortunately, there was no central register for people requiring sheltered housing. It was clear that people on the waiting list want to be at the heart of the community.

Constable's Officer Mark Forskitt said that the Housing Minister had much work to do and queried the timescale. He also stated that in his opinion, the Green Zone was sacrosanct.

Andrew Morris, the Parish Architect, advised the Assembly that time scales were set by the Planning Department then amendments and comments were collated before publication. The Parish was able to make comments to the Inquiry.

Deputy Green advised that the States debate was due for May, 2014.

Gary Le Brocq stated that the Scrutiny Meeting revealed there was a need for social rented and affordable housing. People kept saying that the homes would be for Parishioners, but the allocations would be through the Island Gateway and they would be to the most needy, not necessarily St. Ouen Parishioners.

Deputy Andrew Green advised the Assembly that the first criteria was to have a St. Ouen connection.

Mrs. Maureen Sheather asked the Connétable if there was a time limit on the Bequest from Mrs. Coulter and would the money ultimately go to Jersey Hospice Care. The Connétable advised that the Executors were not minded to call it a day yet and were happy to continue with the process.

Mrs. Brenda Joyce Watts then made the following statement to the Assembly

“As many of you know I am in favour of the development of Field 622 for Sheltered Housing, so much so that I attended, spoke and listened for 2 days as to what was said at the Public Enquiry.

Of course we are all entitled to our opinions but when I see a headline like this in last Saturday's J.E.P., I am very cross. The article give incorrect information and this needs to be clarified. As at today's date, there are 1815 rate payers in our Parish and 5 of them here believe that they can speak for us all.

The second paragraph is ambiguous. It states that the Parish Officials have ploughed more than £80,000 into the scheme, and that few Parishioners are aware of how much money has been spent on the venture. That is completely untrue and I will prove it now.

This years rates Assembly was on the 17th July. At this Assembly we were given two sets of accounts, the general account showing expenditure up until 30th April 2013, the end of the financial year, and the accounts for the Homes for the Elderly. These were explained by an independent Auditor and were passed unchallenged.

In the Homes for the Elderly accounts, the running costs etc. are listed separately for Clos du Mahaut, Jardin de la Rue and a column for Field 622 for development shows £74,242.00. These accounts are available before a Rates Assembly for all ratepayers to read and question at the meeting. Nothing is hidden and nothing was said by those assembled. All this expenditure has been drawn from the Homes for the Elderly account which has a surplus of funds accrued from the rentals paid by the residents of the Homes for the Parish over many years. No funds whatsoever have been drawn from the general account. The general account of course is funded by you and me by the rates we pay.

The decision regarding this particular expenditure was agreed by the Constable, The Procureurs and the elected Members of the Homes for the Elderly Committee following the decision of the Parish Assembly some years ago to make a planning application for Field 622.

Do you think people that this is bad administration I certainly do not and would like to thank those involved for your foresight.

Just a couple of points regarding “The Story so Far” because again it puts our Parish in a bad light.

It mentions that Mrs Coulter’s very, very generous bequest had certain stipulation. It is stated that the Parish initiated the change to Mrs Coulter’s Will. That is just not true. The fact is that it was done by the Executors of her Will after taking advice which related to mitigating the effect of U.K. Inheritance Tax.

Jersey Hospice Care did not receive a payment from the Parish but did receive payment from her Estate.

Jersey Hospice Care willingly surrendered any residual interest in the Estate at the invitation of the Executors and had no discussions with the Parish about it at all.

How do you think that Mrs Coulter's family are feeling at the moment? We have been given the equivalent of a minimum £1,652 each to improve our Parish and all we are doing is squabbling. We really must make representation to the Minister of Planning and Environment and state that being guided by our Constable and Deputy, we wish to retain Field 622, La Rue de la Croute in the interim review for the 2011 review and request that he looks at the history and success of St Ouën's Homes for the Elderly.

Field 622 has to be the right site. It is central to everything and it is safe for pedestrians. It will be managed by the Parish and it will not cost us the Ratepayers a penny.

Well done St Ouen Administration."

Mrs. Sandra Chiew Fah Costard addressed the Assembly and said that she was a new St. Ouennais, having only lived in the Parish for 20 years. She wondered what had happened in the last two hours and why everyone was there. They did not want another green area being built on. St. Ouen had taken on enough rezoning and she did not want any more green land to be built on.

Mr. Gordon James Le Mains stated that this had been a fiasco from the outset. He felt that other suitable sites in the Parish had been ignored, and Field 622 bordered one on the most beautiful avenues in the Parish. A working party should reject any proposal of building in this area.

Mr. John Andrew Davis said that Policy H5's purpose was to protect the vitality of rural areas. He said that St. Ouen had the vitality as it was a thriving Parish.

Mr. Gary O'Brien commented that there were heated debates on both sides, but felt that some comments were short sighted. There was a need for properties for older people to live in within the Parish, they would then leave their properties for younger people to live in. The Parish should always have control, as it was the site had now been identified by the Planning and Housing Departments and it may be compulsory purchased. He felt that there should be Parish control over the land if it were to be developed.

Mr. Robert Henri Henkhuzens stated that he was not a nimby as he lived along Hydrangea Avenue. He was taking an Island wide view, that every green field developed was lost forever. If Field 622 was rezoned, what would happen to Field 623. The Island Plan should only be changed if there was a real need and all other alternatives had been considered. The Planning Department were driving to make more development, but many houses were for sale each evening in the JEP. Leave Field 622 as it is.

Mr. Peter George Houguez advised that he was the last remaining dairy farmer in St. Ouen and that he farmed Field 622. If Field 622 was to be built on, the knock on effect would be to build on Field 623 and then the last dairy farmer would leave St. Ouen.

Mr. Andrew Morris, the Parish Architect advised the Assembly that the plans for Field 622 had been submitted under the previous Island Plan. The new Island Plan had different policies, including a Village Plan and the Parishes were to be the masters of their own destinies. It appeared that there was a need to build sheltered housing and we were being told that we had an ageing population. The Gateway would produce St. Ouen people, dispelling the idea that the homes would be for Islanders and not Parishioners. It seemed only right and proper that the elderly of the Parish remained in their Parish to grow old in the community.

Field 622 was an ideal location as it was close to the Parish community – within walking distance of the amenities was a driving factor. Other fields had been considered but Field 622 was the most appropriate site as it was fringed by other development.

Mr. Gary Le Brocq said that Field 622 was such an easy option, but for six years, two Inquiries and Planning Application had been refused three times. There were alternative sites around the Parish, but the Planning Department were now looking at affordable housing on Field 622. You could trust the Planning Department to not put affordable housing on the site and allow another green field to be developed.

Mr. Andrew Morris the Parish Architect disputed the idea that there had been three refusals. The Island Plan had been faltering during States Debates and Field 622 along with other Island sites were all taken out. This was not a refusal as all the sites throughout the Island had been stripped out. The second “refusal” was in the 2011 Island Plan and the Public Inquiry was a recommendation by the Inspector to the Planning Minister. There was therefore only one refusal.

Advocate Richard John Renouf, Procureur du Bien Public, advised the Assembly that the Inspector was very experienced. He had expressed surprise that the green zone was so tight around the village area and that there was nowhere for St. Ouen to go but in the green zone and if there was a need within the community, that must be fulfilled. He felt that it was up to the Assembly to allow the Connétable to go forward and to make a formal review of all the land, including Field 622 and to look at the whole situation. The matter would always have to come back to another Parish Assembly. Advocate Renouf felt that the requete was premature and that to compulsorily purchase the field was nonsense and it would not be feasible against a Parish.

Mrs. Margaret Aimée Jervis said that the same points were being made again and again, and the Assembly should allow the land to go forward for housing and to take Field 622 forward for consideration along with all the other fields.

Mrs. Brenda Joyce Watts thanked Advocate Richard Renouf for his wise words and explained that the Connétable had only been in office for 2 years and had not been going with the matter for six years. She had great faith in the Connétable to do what he thought best for the Parish.

Mr. Nigel Lewis Queree stated that the Parish was relying on the Minister to make a different decision to what he had already done.

Mr. Nicholas Michael Poole advised the Assembly that there was to be no doubt that he supported the Connétable and it was appreciated that he was in a very difficult position.

Mr. Kenneth William Syvret MBE, Member of the Homes for the Elderly Allocation Committee, stated that he had been on the Committee for 47 years and that he could never support the building of anything on Field 622 stating that the Barette Plan would not allow the development line to go any further than it was now. He pointed out that the Parish did not own the land per say that it was the Rectorat, which also involved the Lieutenant Governor and the Bishop of Winchester, the matter went beyond the Parish.

Advocate Richard John Renouf replied that Mr. Syvret was right but the law stipulated that any Ecclesiastical Assembly would deal with land in Le Rectorat ownership and that Assembly would have the same

membership as a Parish Assembly and indeed the Lieutenant Governor and the Bishop of Winchester would be referred to.

Mr. Kenneth Priaulx Vibert addressed the Assembly and said that before the Connétable asked for a vote, if the Parish would not build on green land then the idea of making use of Mrs. Coulter's bequest should cease from tonight.

Mr. Douglas Patrick Creedon said that things were just being repeated and could there now be a vote.

The Connétable asked for a proposer to the proposition that field 622 be removed from the Interim Review of the 2011 Island Plan, this was proposed by Mrs. Madeline Isobel Poole and seconded by Mr. Gary Stuart Le Brocq.

The Connétable then advised the Assembly that Parishioners each had a voting slip, this was to be placed in the container being passed around by members of the Honorary Police and brought to the front of the Parish Hall for counting. He asked that Mrs. Amanda Jane Lees-Baker watch at the table as votes for and against the proposition were collected and counted.

The votes for the proposition were collected and counted and then the votes against the proposition were collected and counted.

The Connétable thanked those assembled for their patience and announced the result of the count. 77 persons had voted in favour of the proposition and 101 against with one abstention.

He assured those present that he would review all the sites as promised and that the matter would come back to another Parish Assembly.

Finally, the Connétable asked for a proposition that the Act of this Parish Assembly be read at the next Parish Assembly. Mrs. Margaret Aimee Jervis proposed and Mrs. Astrid Bridget Kisch seconded this.

There being no further business, the Connétable declared the meeting closed at 21.50