

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST

**Regulation
Infrastructure and Environment**
Government of Jersey
Union Street
St Helier
Jersey
JE2 3DN



Compliance Case Ref: CMP/2022/00054
ENF/2025/0002/0004a

ENFORCEMENT NOTICE

Planning & Building (Jersey) Law 2002

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

1. **This Notice:** is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred on the land stated below. Article 5 of the above Law defines the meaning of development, and Article 7 of that Law states that land shall not be developed without planning permission.
2. **This Notice relates to land at:**
 - 2.1 Unit 5, Agricultural shed and land, North Lynn Farm, Field No.764, La Rue du Clos Fallu, St. Martin.

(Edged in **RED** on the attached Enforcement Floor and Location Plans)
3. **The Matters which appear to constitute the Breach of Development Controls:** Without Planning Permission development has occurred on the land, namely:
 - 3.1 Without the necessary planning permission, the change of use of Unit 5 from agricultural use to a workshop/depot for a landscape gardening business (non-agricultural).

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4. Reasons for Issuing this Notice:

- 4.1 It appears that the breach of Development Controls has occurred and intensified within the last eight years, and it is considered expedient to issue a notice to remedy the breach.
- 4.2 The development, in the absence of a robust evidence base to demonstrate otherwise, results in the introduction of a substantial intensification of industrial uses in the rural countryside, which do not relate to the agricultural industry and results in a loss of agricultural land and facilities, contrary to Policies SP2, SP5, PL5, EI1, ERE2 and ERE4 of the Bridging Island Plan 2022.
- 4.3 The development, due to the introduction of commercial industrial uses within a rural setting, has a significant harmful impact on neighbouring amenities regarding noise, disturbance and trip generation, contrary to policies GD1, EI1, and ERE1 of the Bridging Island Plan (2022).
- 4.4 The development, due to the introduction of commercial and industrial uses within a rural setting, as well as nature and visibility splays of the vehicular entrance, detracts from the character of the street scene, the surrounding area, and the countryside setting and has unacceptable vehicular access, contrary to policies TT1, SP3, SP4, PL5, GD6, and NE3 of the Bridging Island Plan (2022).
- 4.5 The development, by virtue of the introduction of inappropriate industrial and commercial activities within a rural setting, has a harmful impact upon the adjoining listed building or its setting contrary to policies GD1, SP3, SP4 and HE1 of the Bridging Island Plan (2022).
- 4.6 The development does not provide adequate on-site parking and manoeuvring space and has a harmful impact on highway safety contrary to policy TT4 of the Bridging Island Plan (2022).

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4.7 The development does not provide adequate drainage and may have a harmful impact on water quality contrary to policies WER5, WER6, and WER7 of the Bridging Island Plan (2022).

5. Steps Required to Rectify the Breach.

5.1 Cease the use of Unit 5 as a workshop/depot for a landscape gardening business, as well as any other non-agricultural use.

5.2 Remove all resultant debris and waste from the land.

6. Time for Compliance:

6.1 Eight (8) calendar months

Date of Issue: 17 June 2025

Signed: Andrew Jarratt
(Authorising Officer)

Date: 17 June 2025

For and on behalf of the Chief Officer;

Infrastructure and Environment, Development Control

Government of Jersey, Union Street, St Helier, Jersey

Enclosure.

- i. Enforcement Notice Location Plan – Plan identifying the site.
- ii. Enforcement Notice Floor Plan – Plan identifying Unit 5

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

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ADVISORY NOTES

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

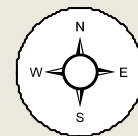
Your Rights of Appeal: In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the Planning Tribunal, First Floor, International House, 41 The Parade, St Helier JE2 3QQ no later than 28 days from the date this Notice is issued, enclosing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

Planning Tribunal:

planningtribunal@courts.je

Appeal Information:

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



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0 0.0275 0.055 0.11 km

North Lynn Farm - Enforcement Notice Location Plan

Date: 09/06/2025

SCALE 1:2,256.99





0 0.0075 0.015 0.03 km

Date: 13/06/2025

Outline of Unit 5

SCALE 1:564.25