

Compliance Case No. ENF/2018/00006

ENFORCEMENT NOTICE

PLANNING AND BUILDING (JERSEY) LAW 2002

- 1. This Notice** is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred at the land stated below. Article 5 of the above Law defines the meaning of development and Article 7 of that Law states that land shall not be developed without planning permission.
- 2. This Notice relates to land at: Field No.s G230, G234 and G234A (Paddock End) La Rue a Don, Grouville, Jersey**, shown edged by a bold black line on the attached plan.
- 3. The Breach of Development Controls:** Without planning permission the land is being used for the storage of domestic vehicles and boats and other materials not associated with the permitted agricultural use. The storage extends the part of Field No. G234A immediately abutting the Western boundary of the Paddock End road along the full length of the existing poly tunnel and north and west of the poly tunnel. A hardstanding area has also been created immediately north of the existing poly-tunnel that extends from the northern dead end of the Paddock end road, westward to the boundary of Field No. G234 and northwards to the existing tree line towards Grouville Marsh.
- 4. The reason for serving this Notice:** It appears that the above breach of development controls has occurred within the last 8 years. The site is located within a sensitive part of the Green Zone adjacent to Grouville Marsh Ecological Site of Special Interest. The storage of vehicles and boats and provision of hardstanding on these agricultural fields is not one of the listed exceptions to Green Zone Policy NE7 and would cause serious harm to the character landscape. The development is therefore contrary to Policies SP4, GD1, GD7 and NE7 of the Jersey Island Plan 2011 (Revised 2014). Furthermore, The provision of hardstanding and the storage of vehicles and boats on these agricultural fields would prejudice the integrity of the wildlife corridor and not act as a suitable buffer between the housing development to the south and Grouville Marsh Site of Special Interest to the north. The unauthorised development is therefore contrary to Policies SP4, NE1 and NE3 of the Island Plan 2011 (Revised 2014)

- 5. You are hereby required to:** Cease using this land for the unauthorised storage of any vehicles, boats or other materials unrelated to the agricultural use of the land and to remove all unauthorised vehicles, boats and other materials from the land to which this notice relates. Furthermore, the unauthorised hardstanding and hoggin must also be removed and the land reinstated to its previous condition and use.

- 6. Period of compliance:** All unauthorised storage as stipulated above must be removed within 1 month of the issue of this notice i.e. by and no later than the 21st April 2018 and the hardstanding to be removed within 3 Months after the issue of this Notice i.e. 21st June 2018.

- 7. What will happen if this Notice is not complied with:** If you fail to comply with this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002 for developing land without the benefit of planning permission as well as failing to comply with an Enforcement Notice.

- 8. Your rights of appeal:** In accordance with Article 109 of the above Law, you may appeal against the Notice, in writing to the Greffier no later than the end of the period of 28 days beginning with the date of issue of the Notice. The date of the issue of the Notice shall be taken as the date stated below.

SIGNED 

On this Date: 21/03/2018

For and on behalf of the Chief Officer

