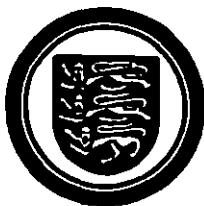


**REPORT AND PROPOSITION REGARDING THE PROPOSED
CONSTRUCTION OF A FARM DWELLING AT LEDA HOUSE,
RUE DE LA FONTAINE ST. MARTIN, ST. LAWRENCE.**

*Lodged au Greffe on 17th February, 1976 by the Island
Development Committee.*



STATES OF JERSEY

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REPORT

INTRODUCTION

1. This Report recommends that the States make an exception to Green Zone policy in order that the Island Development Committee may grant development permission for a proposed farm dwelling to be constructed adjoining Leda House, Rue de la Fontaine St. Martin, St. Lawrence.

BACKGROUND

2. In 1963, the States approved the Jersey Development Plan which, inter-alia, provided for land of particular landscape value being designated as Green Zone. Various conditions were laid down towards minimising development in this Zone.

3. In observance of the need to preserve the natural characteristics of Green Zone land, successive Island Development Committees have maintained a consistent policy that no new dwellings should be built therein, and have sought States approval of any particular case which warranted an exception.

4. There have been only three such cases in the intervening period of nearly thirteen years. One concerned a dwelling required in connection with a major heated glasshouse business at Val de la Mare, St. Peter. The second dealt with the addition of a steward's flat to existing buildings at La Moye Golf Club, the otherwise large open extent of whose land in itself made a substantial contribution to the Green Zone. The third related to a similar case to the present, where a new dwelling was approved at Le Menage, L'Etacq, last year to fulfil a farming need.

PRESENT SUBJECT

5. The Committee currently has an application to build a dwelling at a farm at Leda House, St. Lawrence. The dwelling is required by the farmowner's married son, who carries out much of the work at the farm but at present lives elsewhere with his own family. The application is supported by the Committee of Agriculture.

6. The planning circumstances are shown on the attached map. It will be seen that the proposed dwelling maintains normal planning policy by integrating with an existing group of buildings. Early negotiations had been directed towards approving a site away from the road and lying to the south of the existing outbuildings at Leda House. However, the Island Development Committee considers the site now selected is far more satisfactory for the intending occupants and development of part of this field is not opposed by the Committee of Agriculture.

7. The whole farm which measures approximately 45 verges, is in the Green Zone and there is no more suitable alternative site available.

8. It is intended to impose a condition upon any permit whereby occupation of the dwelling will be restricted to agriculturalists and their families.

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to authorise the Island Development Committee to grant development permission for the construction of a proposed farm dwelling adjoining Leda House, Rue de la Fontaine St. Martin, St. Lawrence, notwithstanding the fact that the site is situated within the Green Zone.

ISLAND DEVELOPMENT COMMITTEE.

Note: Map is printed overleaf.

