

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 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:

Les Chevaux Blancs, 2 Zeelandia, Le Mont a la Brune, St. Peter, JE3 7FL
(*edged in RED on the attached 'Enforcement Notice Location Map'*)

3 The Matters which appear to constitute the Breach of Development Controls:

Without Planning Permission development has occurred at Les Chevaux Blancs, 2 Zeelandia, Le Mont a la Brune, St. Peter, JE3 7FL namely;

- 3.1 At the southern boundary of Les Chevaux Blancs, 2 Zeelandia, Le Mont a la Brune, St. Peter, JE3 7FL that borders Le Mont a la Brune, a wooden panel fence has been erected without prior planning consent. The fence amounts to development, as defined in Article 5 of the Planning and Building (Jersey) Law 2002 and is not granted permission by way of the provisions of the Planning and Building (General Development) (Jersey) Order 2011.

4 Reasons for Issuing this Notice:

- 4.1 It appears that the Breaches of Development Controls have occurred within the last 8 years.

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST

- 4.2 The fence located on the southern boundary of Les Chevaux Blancs, 2 Zeelandia, Le Mont a la Brune, St. Peter, JE3 7FL by virtue of its size, design and siting would be dominant and intrusive in the rural landscape and therefore harmful to the landscape character of the area, contrary to Policies GD1, GD7 and NE7 of the Adopted Island Plan, 2011 (Revised 2014)

5 Steps Required to Rectify the Breach:

Remove the unauthorised development and restore the land to a condition comparable to that prior to undertaking the unauthorised works by;

Step 1

Removing the wooden fencing and any associated footings or posts located at the southern boundary of Les Chevaux Blancs, 2 Zeelandia, Le Mont a la Brune, St. Peter, JE3 7FL that borders Le Mont a la Brune.

6 Time for Compliance:

45 days.

Date of Issue: 30th December 2021

Signed: [REDACTED] (Authorising Officer) Date: 29th December 2021

For and on behalf of the Chief Officer;

[REDACTED]
Senior Planner, Development Control Team,
Infrastructure, Housing and Environment
28-30 The Parade, St Helier. JE49SS

Enclosures.

1. Enforcement Notice Location Map (*ENF/2021/00017*)
2. Enforcement Notice Site Images (*11.11.2021, 15.12.2021 and 24.12.2021*)

Informative.

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

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>

ENFORCEMENT NOTICE SITE IMAGES

LES CHEVAUX BLANCS, 2 ZEELANDIA,
LE MONT A LA BRUNE, ST PETER JE3 7FL



Recorded on 10th of November 2021



Recorded on 15th of December 2021



Recorded on 24th of December 2021

