

The First day of November Two Thousand and Sixteen

PAROISSE DE ST. PIERRE

PARISH ASSEMBLY

An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Tuesday 01 November 2016 , at 7.30pm to:-

1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Tuesday 05 July 2016.
2. In accordance with Article 32 of the Parish Rate (Jersey) Law 2005, to elect two members of the Assessment Committee, for a period of three years the term of office of Terence Michael Avery and Jean Elizabeth Shales, due to expire in November 2016.
3. Elect three Principals resident in the Parish to serve as members of the Comité des Chemins for a period of three years, the term of office of the present holders, due to expire in November 2016.
4. Elect two Inspecteurs des Chemins for each Vingtaine for a period of three years, the term of office of the present holders, due to expire in November 2016.
5. Elect four Principals to serve as members of the Cimetiere a L'usage de tous les Cultes for a period of three years, the term of office of the present holders, due to expire in November 2016.
6. Elect Officers du Connetable for various Vingtaines within the Parish, for a period of three years.
7. To receive an update on the project for the St Peters First Time Buyers scheme.

- 1 On the proposition of **Alan Dix**, seconded by **Kristina Moore**, the minutes of the Parish Assembly held on Tuesday 05 July 2016, which had been previously handed out, were approved.

Rate Assessors

- 2 The Constable offered his personal thanks to both Terry and Jean for all their work over the last three years. The job is intensive and technical and appreciates all the effort they put into their work.

The Constable asked for nominations for the position of Rate Assessor:

	<u>Proposer</u>	<u>Second</u>
Terence Michael Avery	Eric Le Ruez	Glenn Bisson
Jean Elizabeth Shales	Eric Le Ruez	Glenn Bisson

As there were no further nominations, the Constable thanked the above for putting their names forward for a further three years and advised them to be available at the Royal Court **on Friday 11 November at 10.00am** to take their Oath of Office.

Terence Avery thanked both Eric and Glenn for their assistance.

Comité des Chemins

- 3 The Constable asked for any nominations for the positions of Roads Committee (Comité des Chemins):

	<u>Proposer</u>	<u>Second</u>
Paul Antony Townsend	Kerry Sharman	Keith Capern

Paul will be a new member to this committee; however his current knowledge of the Parish will serve him well and give a good objective for the committee going forward.

The Constable asked if there were any further nominations:

Keith Francis Capern	Kristina Moore	Susan Rondel
Nigel Christopher Johnson	Kristina Moore	Susan Rondel

As there were no further nominations, the Constable thanked them all for volunteering for these positions. He also wished to give his personal thanks to Alan Dix who decided not to re-stand. Alan has given 12 years' service to the parish. When the Constable came into office in 2008, Alan gave terrific support with his knowledge of roads, fields and utilities. His knowledge is very encyclopaedic. Alan has offered his expertise in the future still if we have any questions.

Both Paul Townsend and Keith Capern were advised to be available at the Royal Court on **Friday 11 November at 10.00am** to take their Oath of Office.

Unfortunately **Nigel Johnson is away and was therefore advised to attend on Friday 25 November at 10.00am instead.**

Inspector's des Chemins

- 4 The Constable addressed the assembly to ask if there were any nominations for these positions:

<u>Augerez</u>	<u>Proposer</u>	<u>Second</u>
Peter Alexander Fleury	Jonathan Welsh	Alan Dix

Peter would be a new Inspector for Vingtaine Augerez as David Egrè has decided not to re-stand after giving 32 + years municipality service. Alan Dix has known Peter Fleury for a long time and has the pleasure in seconding him for this role.

The Constable wanted to re-iterate what Alan had said regarding David Egrè, David has been an absolute pleasure to work with and given so much service to the parish, he was an ex farm inspector so his knowledge regarding fields was exceptional. Luckily we will hopefully have his Son, Kevin Egrè standing in his father's footsteps.

The Constable asked for further nominations for the various Vingtaines within the parish:

<u>Augerez</u>	<u>Proposer</u>	<u>Second</u>
Kevin David Egrè	Alan Dix	Keith Capern

St Nicolas

Timothy Paul Renault	Keith Capern	Susan Rondel
James Stephen Dickinson	Keith Capern	Susan Rondel

Coin Varin

Jonathan Colin Welsh	Timothy Renault	James Dickinson
Francis Arthur Poignand	Jonathan Welsh	James Dickinson

Du Douet

Graeme Gerald Pallot
James Donald Machon

Keith Capern
Keith Capern

Alan Dix
Alan Dix

Grande

Peter Charles Simon
David John Le Rendu

Alan Dix
Alan Dix

Timothy Renault
Timothy Renault

As there were no further nominations, the Constable thanked them all and advised them to be present at the Royal Court on **Friday 11 November at 10.00am.**

Unfortunately, **Peter Simon** and **Peter Fleury** are away so have been asked to attend on **Friday 25 November at 10.00 am instead.**

Cimetiere a L'Usage de tous les Cultes

- 5 The Constable asked if there were any nominations for the four available positions :

Father Michael John Phillips, proposed a new member, **Peter Le Gros Bisson**, who was seconded by **Patricia Scally**.

Three previous members were willing to re-stand and were therefore nominated as follows en bloc proposed by **Father Phillips**, seconded by **Patricia Scally**:-

Oliver Bartholomew Michael
Jurat John Lyndon Le Breton
Harry Henry Houguez.

As a parish committee, the above named are not required to be sworn in.
The Constable thanked them all.

- 6 This item saw new officers coming forward and the Constable's personal view was this represented the spine of the honorary service that it is so well renowned for. The members are all voluntary which offers the type of culture based on the spine of the voluntary services.

Vingtaine Augerez

Proposer

Seconder

Robert Ivor Smith

Joao Camara

Edward Poynton

Joao Camara has known Robert for several years; he is a man of good character and will be of value to the honorary system.

Grande Vingtaine

Proposer

Seconder

Marion Bell Romeril

Kathleen Dougan

Louise Payn

Vingtaine Du Douet

Proposer

Seconder

Anthony John James

Richard Urban

Richard Vibert

Anthony is an ex-military man therefore Richard Urban was happy to propose him.

Vingtaine De St Nicolas

Proposer

Seconder

Francois Guy Le Maistre Jr

Francois Le Maistre Richard Vibert

The Constable addressed the assembly to explain that this last nominee was slightly different to the rest in that he was proposed by his Father. Francois Senior asked if it was okay for him to propose his Son and the Constable had agreed to this because Francois Senior is a fine upstanding character that has given over 42 years to the municipality, albeit a lot of it through the Parish of St Ouen, however it gives him pride to be able to nominate his Son for the position of Constables Officer in St Peter.

Chef de Police Richard Vibert wished to thank all the new members and hope that they enjoy their three year term. St Peter is a diverse parish which makes the job interesting.

The Constable also was pleased to have so many people standing for office in the parish to maintain our heritage.

As there were no further nominations, the Constable asked for them all to be available to attend the Royal Court on **Friday 11 November 2016 at 10.00am** to be sworn in. Jacket and tie (where appropriate) to be worn.

- 7 The Constable wished to offer a little history before he began; He stood for office in 2008 and he can recall the husting meetings from this time. A piece of advice was offered to him- don't make any promises, give something to the parishioners to vote you in for. His promise was to stand for the benefit of the community of St Peter. He is 8 years in office and not everything has been done, previously to his term of Connetable, he was Procureur and was exposed to a wide variety of people and their needs. During his time as Connetable, he has also assisted Ministers with Health, Housing and Treasury and through this has obtained a feel for the community and has seen young families split up, having to live with relatives, desperate to get a home so that they can live together. There are people in poor living conditions, with poor health which can breed poor behaviour. This has driven him to see what can be done for young families in St Peter.

He confirmed that a lot of work has been done by Jennie Holley, Eric Le Ruez and Jon Welsh developing the Island plan, version 5 is available to be looked at in the parish office.

Workshops were run to help them set up a framework for the scheme with no sites in mind at this time. The workshop demonstrated that there was a demand for hopefully between 25-45 homes. Planning was consulted and various different landowners came forward offering sites. These were looked at to prove to planning if they were viable or not as no development would be acceptable unless adjacent to a built up area. Are these viable? Do they provide utilities etc.? Due to the costs involved in possibly having to put in the utilities, this drove us down a path where utilities were accessible cheaply or a site big enough to reduce the costs per house.

At a previous assembly it was voted for the current field to be selected and from this selection Andium home's services were engaged. Andium are to be the developer and agent to acquire the land from the landowner and will take the process forward through planning. There has been a delay with the negotiations with Andium and the landowner due to pipes being found in the field but this should be resolved shortly and Andium are confident to sign the agreement soon. The one good thing is that a name has been decided upon "Ville du Manoir".

The initial process was to ask interested parties to complete an application form, we currently have approx. 137 applicants and 109 have been in contact with the Affordable Housing Gateway (this gateway is used to verify if the applicants are eligible for the scheme). This has shown that we have been too successful in proving our demand and so will have to let some applicants down.

The next stage for Andium will be to look and outline the plans and find out what planning is agreeable to. Planning has indicated that they want green space for children and to ensure that any field is used to its maximum benefit. Planning will be the ones to set the amount of homes to be built.

The Constable passed on his thanks again to Jennie Holley, Jon Welsh and Eric Le Ruez for the extensive work that has gone into this so far. The village plan will go with plans to the planning inspector, which will be inspected in public so that anyone wishing to go and pass on comments can do so, whether positive or negative.

The Constable asked if there were any comments or questions from the Assembly:

Jean Holmes stood to express her concerns at the amount of development within the parish and how the parish has changed dramatically over the years. The site in question, for the First Time Buyer homes is on agricultural land which is prime land and belongs to a working farm. They will take away the cows and put them somewhere else to graze, why can the owners not hang onto the land? She is appalled at the decision, how many houses are due to built on this land- do we not have enough houses already.

The Constable thanked Mrs Holmes, he stated when talking about population, the immigrant community get blamed, there are 300 more births than deaths each year, therefore there is a systematic need for more housing going forward. The airport takes up 20% of the parish so the other 80% has to be used. Brown fields are scarce in the parish; they have been looked at and are not viable. The farmer is well aware of what he is doing, the cost of farming is horrendous, and he would either have to find a farm to continue or give up or sell up.

The applicants are not cross Island applicants, they are all bona-fide applicants. He agreed that green fields are being lost; he's been in the same situation as all applicants are in now along with other families. He does not apologise for giving St Peters children their own home, he only apologises for those that will not get one.

It will be the 2nd quarter of 2017 before possible planning is given, once a viable scheme from planning is received applicants will be allocated a slot so everyone knows where they stand and can plan for a deposit and put their finances in order. Rent is a lot for them now so hopefully the mortgage repayments are affordable.

How many houses? The Constable said he didn't know, the hand out of the plan initially given out at the last assembly said up to 65 homes. Andium say approx. 50-65. Planning will dictate the number and optimum use and availability of space.

Paul Townsend stood to say he thought the scheme was good as it gives the children chance to play within a good community, he appreciates what he has got where he lives and the opportunity he was given.

Thomas Du Feu asked the Constable would the Parish have any control over the site. In the previous assembly we stated 45 units; he would not want to see the parish sell itself short, this would be totally wrong. Ville du Bocage and Clos des Charmes in the parish give the attractiveness of the areas surrounding the houses and back gardens. We need to take this into account for the new scheme.

The Constable confirmed that his expectation of the number of applicants was limited and that the demand was lower, however applications will probably increase. The parish will retain control in aspects going forward. Negotiations are to be done by Andium. The design and layout will go to planning; they will give final arbitrary use of site. If under developed or over developed they could refuse it. Planning will set the numbers.

As soon as the Parish knows we will bring this to another assembly at each stage.

Thomas Du Feu asked, as the committee are no longer involved, did the parish realise that Andium would take over.

The Constable said that the Parish will have control and input. If the parish believes there are to be too many houses, we can say not to go ahead. The outline in principal was done by Arkitecture Ltd who gave an approximate note of what the possible site could offer. Andium have said 55-65, depends on the cost of infrastructure, this needs to be negotiated with planning.

A question was asked what is the procedure with the applications- The Constable confirmed that applicants are selected with all the links given, the housing portal will advise which are suitable as First time buyers, and these will be collated at the parish hall and will be rated in suitability. This will be done on a point's basis. Once planning permission given, we will contact planning.

John Le Breton addressed the Constable to say that the parish should be hesitant in what is decided, the site is sensitive to people, it's in the middle of the parish, opposite the George Carteret public house and to the parish hall. Whatever the style of development is there, what if planning say we can have 90 homes, this will be a jammed packed development and offensive to the parish. He has nothing against the applicants; he feels we should ensure that the housing should be pleasing and a satisfactory site for the families living there. Please be hesitant before letting planning have their final say.

The Constable confirmed that the aesthetics will be opined by the parish, as we move forward, looking at later developments, density has changed, large back gardens are now at the front of houses, front gardens are now driveways. The boundary has been set; the parish will have a large voice in the aesthetics.

Father Phillips stated that although many of the views given are negative and are about the design but understand that people like the feeling of a village and wish for the parish to stay this way. Perhaps we could help protect this by way of keeping the hedges, trees etc. Do not throw away the village feeling away, have sensitivity for appearance.

The Constable thanked everyone for their comments, said their fears are well stated and well recorded. The Parish will have a voice, if it makes the project unaffordable, we will look at this then.

Peter Fleury asked if this is the site and planning say no, will this be the last of it. The Constable said Yes as there are no other affordable sites in the parish. Other fields were offered but not accepted as not contiguous with the built up area.

Graham Le Lay asked that, at the workshops, it was said no agricultural land would be looked at , this decision was over ridden, open spaces were also mentioned , is this going to be over ridden too.

The Constable said this is the best deal to be gotten for the applicants; a little give and take has to be given.

Richard Vibert stood to say that it is important we realise that affordable homes are needed; it would be a shame to say no if we limit the spaces and this makes houses unaffordable. It is an ideal site for amenities; yes perhaps we should try and keep the hedges for appearance sake but let's not lose this opportunity.

As there were no further questions or comments, the Constable thanked everyone for attending. He wishes to thank all the volunteers for offering another three years' service to the parish.

This concluded the business of the Assembly.

01 November 2016

**J M Refault
Connetable**