

Paroisse de Saint Sauveur
Minutes of the Douzaine Meeting held in the Douzaine Room at the Community
Centre on Monday 27th September 2021 at 7.00 pm

Present	<p>Messrs D Bertrand (DB), J Brache (JB), R de Garis (RdG), Mrs K Fooks (KF), Messrs S Gibbs (SG), J Gillson (JG), P Harris (PH), R Murray (RM), J Norman (JN), Ms S Watson (SW), and Mr N Le Poidevin (NLP) (Constable – presiding).</p> <p>Mr G Chapman (GC), Parish Secretary was present to record the minutes. Ms M Scott (Secretary designate) attended the meeting as an observer.</p>	
Apologies	Mr P Connolly (PC) and Mrs P Kennedy (PK),	
2022 Motor Rally	<p>Mr K Marshall (KM) and 4 other members of the 2022 Motor Rally Committee attended the meeting at 7.00pm to explain their proposals to hold a stage of the 2022 motor rally through some roads within the parish. Should officials receive any approaches from parishioners this information will make officials more able to answer any queries. KM said that the necessary permissions from the various States' Committees have been obtained and that the organising Committee has made initial contact with residents along the route.</p> <p>NLP indicated that parish officials have received one complaint about the proposals, whilst acknowledging that the Constables have no authority to determine whether or not the rally takes place.</p> <p>KM went on to explain that although the roads to be used will be closed from 8.30am until 2pm on the day of the rally, this does not suggest that rallying will be continuous for all of that time. There will be the necessary checks to ensure conditions are safe to commence rallying. It is anticipated that it will take each car no more than 2 minutes to negotiate the course and if the target figure of 40 cars is reached, the total time for each stage will be no more than 45 minutes (cars will start at no less than 1-minute intervals so there should be no more than 2 cars on the course at any time. Each car will negotiate the course on 4 occasions. When, nearer the date for the rally, the Committee contact residents along the route, the residents will be provided contact telephone numbers for rally headquarters so that in the event of an emergency arrangements can be made to suspend rallying to allow access to a property. The Committee will also seek to ensure that appropriate measures can be implemented to ensure that horses will not be in fields close to the route. The Committee have been advised that cows will be housed indoors at the time of the rally (February) and that sheep are not bothered by rally cars.</p> <p>In answer to a question from RM, KM stated that there is insurance cover in place should there be any damage to property. The Committee ensure that the route is photographed before any rallying takes place and again at the conclusion, and it is a condition for entry that all drivers have to declare any damage caused.</p> <p>NLP thanked KM and his Committee members for attending and providing the information for parish officials and the Committee left at 7.20pm.</p>	

Minutes of Meeting held on 26 th July 2021	The minutes were agreed and signed by the Constable.	
Matters Arising	<p><u>Defibrillators.</u></p> <p>Sylvans Sports Club. NLP reported that the equipment has been installed and is awaiting commissioning. Sylvans Sports Club has written to the Douzaine thanking them for assisting with funding for the equipment and inviting officials to the Club at 6.30pm on Tuesday 12th October 2021 where there will be training in the use of the defibrillator.</p> <p>The Farmhouse Hotel. NLP said that the Cardiac Action Group (CAG) met with the management at the Hotel, but could not agree on a site for the defibrillator that would be sufficiently accessible to the public. Consequently, the CAG is now consulting with Guernsey Water to explore the possibility of installing a defibrillator at the pumping station adjacent to Les Bas Courtils Estate.</p> <p>Perelle Garage. Installation of a defibrillator at this location is still awaiting a risk assessment by health & safety officials (from Jersey) but the CAG will make enquiries to see if it might be possible to have the assessment carried out by local people.</p> <p><u>Rue des Massies – Trees</u> NLP confirmed that the Constables have written the owner of the property concerned but as yet have had no reply. NLP asked that attention be paid to the area at the next hedges inspection.</p> <p><u>Personal Accident Insurance.</u> NLP said that the Constables have consulted with an official at Policy and Resources and it has been confirmed that no cover is provided under any policy held by the States of Guernsey. An insurance broker has been asked if cover could be provided and the advice was yes, cover could be provided but it is likely to be expensive. If a quote is required the information needed will include level of cover and whether cover needed for just accident or loss of earnings as well, and health declarations of all officials to be covered under a policy. Any significant changes to health conditions would have to be notified as would any change of officials. KF confirmed that it is her understanding that at least one other parish has a requirement that officials inspecting streams (which appears to be the area of concern) are required to wear hi-viz vests and carry a pole to test the ground on which they are about to stand. It was agreed not to follow up with any purchase of insurance cover, but that if fields were so overgrown that it proves difficult to inspect streams, the inspection should be abandoned and Guernsey Water (GW) notified accordingly. GW officials (who will be adequately insured through States insurances) would be asked to conduct an inspection instead.</p> <p><u>Traffic Matters.</u> The 2 matters of concern (raised at the July meeting) in La Rue du Hamel and Rue A L'Or have now been attended to.</p>	
Hedge and Stream Inspections	NLP reminded officials that hedge and stream inspections should be carried out during the first part of October	

<p>Planning Matters</p>	<p>SG reported that the Douzaine's Planning Committee had met in August and agreed to write to the Development and Planning Committee (DPA) to express concerns about the whole planning process. The most serious concerns include the amount of agricultural land that is being lost to gardens/curtilage, the overdevelopment of sites, and the fact that only an applicant has a right of appeal, - an objector does not have similar rights. The only way for an objector to appeal is to go through a costly legal route involving the Court. A letter was sent on 2nd September and a reply has just been received. SG said that the reply did not really address the issues. Developers and architects are invited to regular meetings with the DPA and SG suggested that all Douzaines should be invited to these (or similar) meetings as 'super users' and that their input should have more influence on decisions.</p> <p>JN suggested that applications to change the use from agricultural land to garden or curtilage is the precursor to an application to build a dwelling on the land and is a well-worn route used by developers.</p> <p>JG said that the DPA is simply applying the law as agreed by previous States Assemblies and the law is the problem - it needs to be changed.</p> <p>RM said that the planning law is complicated, but it is generally recognised by some Deputies that the Island Development Plan is not fit for purpose. Deputies are also aware that to change the Plan requires a tremendous amount of work and are therefore nervous about raising issues concerning the matter.</p> <p>KF said that the concerns expressed about the DPA seem to mirror those of the Douzaine Council who are losing confidence in the Douzaine Liaison Group (DLG) who (at the time of the 2020 General Election) gave all sorts of assurances about a 'new dawn' for the States to work more closely with Douzaines, but nothing has materialised.</p> <p>KF added that SW agreed to represent St Saviour on working group to discuss <i>States of Guernsey Relationship with the Parishes</i> which was suggested by Policy & Resources in April 2021. To date the working party has not met once.</p> <p>SG agreed to draft a letter concerning planning issues that KF would take to the next Douzaine Council meeting and KF will seek support from other Douzaines for a common approach to these issues. If this support is forthcoming an approach to all Deputies and/or involving the media might be a way forward in an attempt to resolve the matter.</p>	<p>SG/KF</p>
<p>Douzaine Council - update</p>	<p>KF said that she has already referred to the matters that affected St Saviour, these being planning and lack of progress concerning the DLG 'so called' initiatives. Other matters raised included 'plurality' – (a matter that St Saviour has raised with Deputy Trott and about which we are waiting to hear back about) and 'dog fouling' which is a work in progress with surveys currently being carried out.</p>	<p>KF</p>
<p>Guernsey Waste - update</p>	<p>SG said that he had attended the meeting but there was little to report. Guernsey Waste has provided media releases giving the statistics concerning waste tonnages and non-compliance (most of which seems to be in the more urban areas of the island).</p> <p>SG believes that these regular (quarterly) meetings were useful when there were major changes to the way in which waste was collected and sorted but now that these matters have become the norm there is no longer a need for such frequent meetings. In future meetings will be</p>	

	every 6 months but SG can see them coming to an end in the not-too-distant future.	
stsaviours.gg - website	<p>NLP advised the Douzaine that the stsaviours.gg website has 6 pages, but that the only one regularly updated is the one that refers to the Douzaine.</p> <p>The five other pages have not been updated for a number of years. Two of these pages have no known contacts, however, contact has been made with people concerned with the Community Centre, the Churches and Floral St Saviour. All have indicated that they wish their page to continue and it is hoped that these pages will be updated within a few weeks.</p>	NLP/PC
LAPIS Service Agreement	<p>NLP reminded Douzeniers that he had circulated a draft copy of a new LAPIS Service Level Agreement on 7th September, adding that the Constables cannot see any reason why the parish should not sign the agreement. The Chair of the Douzaine Council is also content with the document.</p> <p>The Douzaine agreed that the Constables should sign the document in due course.</p>	NLP/PC
St Saviour's Community Centre (SSCC) – Buildings Use	<p>NLP asked the Douzaine to consider the area set aside for phase 3, - (the pool area and changing room/toilet block) and suggested that it is becoming more and more of a liability for the parish and SSCC, with phase 3 development (as originally intended - a large hall), very unlikely to be realised.</p> <p>With the Island currently having a severe housing need, perhaps the Douzaine should see if it is possible to build one-bedroom units of accommodation (rented) on this site for older people from the western parishes? If realised, this could free up States accommodation where family accommodation is no longer required.</p> <p>Preliminary enquiries with the Guernsey Housing Association (GHA) indicate that the association would be interested in such a development. If the Douzaine and Directors of SSCC agree, and the GHA are keen to proceed with the idea, and assuming planning permission is approved, a parish meeting would have to agree to the sale of the property.</p> <p>In the event of a sale, it is likely that a proportion of the sale proceeds would have to be paid to the States of Guernsey (as per the conveyance in 2013), but any proceeds from a sale could be set aside for ongoing maintenance of the remaining buildings that comprise SSCC.</p> <p>NLP invited the Douzaine to discuss the idea.</p> <p>JB said that he would like to see the area set aside to build a dwelling to house the Rector, a suggestion he has made previously.</p> <p>NLP reminded the Douzaine that the current Rector has refused to even enter into discussion with the Constables about moving from the current Rectory, and with the law as it stands nothing can happen about where the Rector is housed without the Rector's consent.</p> <p>KF said that the reality is that the necessary funding required to develop a community hall on the site is not going to be forthcoming, and this alternative use should be investigated.</p>	

	<p>The Douzaine agreed that it would be sensible for the Constables to meet with the SSCC Directors and determine if the Directors were similarly minded. The Constables will then report back to the Douzaine at the October meeting.</p> <p>RM offered to enquire with the DPA to establish if an application for change of use for the area is likely to be allowed, and the Douzaine agreed that he should do so.</p>	<p>NLP/PC</p> <p>RM</p>
Church Hall - future use.	<p>NLP suggested to the Douzaine that the same arguments used for the pool area at SSCC could be used for a change of use of the Church Hall.</p> <p>NLP reminded the Douzaine that the parish cannot dispose of the Rectory without the Rector's permission and the Rector has made his position clear as explained above.</p> <p>However, the Constables do not believe that requiring the Rector's permission extends to the Church Hall.</p> <p>SSCC is a short distance away from the Church and there are rooms at the Centre that could accommodate any needs that the Church has for activities.</p> <p>Disposal of the Hall would remove the need for ratepayers to fund ongoing maintenance of the property.</p> <p>Any proceeds from a sale of the Church Hall could be set aside for ongoing maintenance of the Rectory.</p> <p>KF suggested that 'long term' when the Rector eventually vacates the property, the Douzaine would most probably recommend to ratepayers that the property should be sold and any sub division of the site will reduced the value of the site at the time of sale.</p> <p>The Douzaine agreed with the view expressed by KF, confirming that the use of Church Hall should remain as it is.</p>	<p>NLP/PC</p>
Church Hall, Access	<p>NLP said that the Constables have received a request from the Church ACC requesting permission for alterations (funded by the Church) to be made to the front door. Apparently, the sill (an integral part of the door frame) is a few inches higher than ground level and this makes access difficult for those in wheelchairs or who need to use mobility aids.</p> <p>The suggestion is that the bottom part of the door frame is removed and concrete removed to allow a level access through the door. A new weather proof plastic footer should prevent water ingress.</p> <p>In answer to a question from NLP, RdG said that the Hall is not used very often, and that the access issue is only when the residents of the care homes (Grande Lande and Green Oaks) visit for tea once a month.</p> <p>NLP reminded the Douzaine that there are purpose made, access friendly facilities available for use at SSCC, which is close to the Church Hall.</p> <p>JN questioned whether the proposed work would actually prevent water ingress from wind driven rain, and suggested that removal of the bottom part of the door frame would weaken the integrity of the frame.</p> <p>SG proposed (seconded by JN) that the request should be denied for the reasons expressed by NLP and JN.</p> <p>7 voted in favour of the proposition, 1 against with 2 abstaining.</p>	<p>NLP/PC</p>

States of Election	NLP reminded the Douzaine that RdG would represent the douzaine at the forthcoming election of a new Jurat on 13 th October 2021.	RdG
Parish Elections	NLP reminded officials that the annual parish elections will take place on Wednesday 3 rd November 2021. NLP will be standing down as Constable, a replacement Douzenier will be needed to replace Mrs L Norman (who had to resign because she no longer resides in the parish) and that the terms of office for JG, PH and SW expire at the end of 2021. Additionally, there is currently a vacancy for the St Saviour parish representative on La Mare de Carteret High School Committee. Nominations will close at 4.00pm on Monday 25 th October 2021. PC has asked that officials give some thought to potential candidates for a new Constable. PC has approached several people but none have agreed to stand and PC is keen not to have to carry out all of the Constables' responsibilities single handed.	All
Tunnels Inspection	The Douzaine confirmed that the annual inspection should take place at 2.00pm on Saturday 16 th October 2021, and that the Douzaine should seek the necessary permission from the adjacent landowner. Any official wishing to join the inspection party should advise the Constables in good time.	NLP/PC
Outstanding Rates	NLP explained that there are 5 outstanding rates accounts for 2021. One of these is probably going to be paid in full within the next 2 weeks. Two accounts have promised to pay in instalments, one has started to do so, and the other is yet to do so. One account has an owner whose address is in London, and has not responded to correspondence, - the Constables will visit the address to try and make contact. Finally, there is one property which has not paid rates since 2015, the owner having died in July 2016. There is almost £1k outstanding on this account. PC has had a telephone conversation with one of the joint executors of the estate, and the executor has assured PC that the property will be sold in 2022 whereupon all outstanding accounts will be settled.	NLP/PC
Correspondence	Planning Complaint NLP advised the Douzaine that the Constables have received a complaint concerning a property in Route des Bas Courtils, that appears to be being used as a builder's yard, with no recent development work taking place. The complainant has been told by the DPA that development is not yet complete and whilst work is ongoing it is perfectly in order for equipment to be stored on the site. JG said that he is aware of the property and whilst it is true that little work has taken place during 2021, just recently there has been work taking place. This being so he cannot see the DPA changing their view on the matter. The Douzaine agreed that the complainant should be so advised.	NLP/PC
Any Other Business	Montebourg Society. RdG advised the Douzaine that the Montebourg Society would be holding a 'jigsaw' evening on 16 th October and anyone wishing to take part should contact him.	

	<p>Traffic Sign at SSCC. JG reported that the traffic sign giving warning to road users that they are approaching the SSCC (from the Reservoir end) has the warning triangle missing. The Constables will contact the Traffic & Highways Department.</p> <p>Road Markings. RM suggested that a centre white line should be painted on the roadway on the 90-degree bend where Route des Domaines becomes Route de Sous L'Eglise. RM agreed to supply the Constables with a photograph of the area, whereupon the Constables will write to the Traffic Department making such a request.</p>	<p>NLP/PC</p> <p>RM/NLP/PC</p>
	<p>There being no further business the meeting closed at 8.50pm.</p>	
	<p>The next meeting is to be held at 7.00pm on Monday 25th October 2021.</p>	