

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Retain existing shed for a temporary period of one year.

LOCATION: Little Chapel, Route De St Andre, St Andrews.

APPLICANT: Little Chapel Foundation

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 17/09/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/08/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne drawing no: AA11-10364-S1-02 A & 03

Application Ref: FULL/2021/1682

Property Ref: K00484B000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The shed, hereby approved, shall be removed from its current location no later than 1 year from the date of this decision and the land shall be returned to its former state.

Reason - To ensure the shed does not become a permanent feature in its current location which would adversely affect the character of the area.

Expiry Date: This permission will cease to have effect on 16/09/2022.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.



PR

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/1682
Property Ref: K00484B000
Valid date: 13/08/2021
Location: Little Chapel Route De St Andre St Andrews Guernsey
Proposal: Retain existing shed for a temporary period of one year.
Applicant: Little Chapel Foundation

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The shed, hereby approved, shall be removed from its current location no later than 1 year from the date of this decision and the land shall be returned to its former state.

Reason - To ensure the shed does not become a permanent feature in its current location which would adversely affect the character of the area.

OFFICER'S REPORT

Brief Description:

Planning permission is sought for the retention of a storage shed situated to the north of the chapel, used as a site hut and material/tools store in connection with the ongoing restoration of the Little Chapel site for a further one year period.

The site is located within an Agriculture Priority Area and Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2015/1007 – remedial work at entrance
Approved – 12/05/2015

FULL/2017/0781 – interpretation boards

Approved (temporary for two years) – 16/05/2017

FULL/2019/0925 – retain interpretation boards

Approved (temporary for four years) – 10/06/2019

FULL/2019/1215 – Erect timber storage shed to north of site (retrospective).

Approved – 06/08/2019 with a condition: *The shed, hereby approved, shall be removed from its current location no later than 2 years from the date of this decision and the land shall be returned to its former state. (05/08/2021)*

FULL/2019/2294 - Erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals)

Approved – 04/08/2020

Existing Use(s):

Tourist attraction – Little Chapel

Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas (APAs)

OC9: Leisure and Recreation Outside of the Centres

GP1: Landscape Character and Open Land

GP8: Design

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

☒

Grant with Conditions

Date: 17 September 2021