

**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:** Erect fence and gate to south of hockey stadium.

**LOCATION:** The Hockey Club, Osmond Priaulx Memorial Fields, Footes Lane, St. Peter Port.

**APPLICANT:** Guernsey Hockey LBG

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:** 02/11/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Site location plan, block layout plan, plan drawing of proposed area (all date stamped received 18th August 2021), annotated photographs.

**Application Ref:** FULL/2021/1881

**Property Ref:** A210000000

**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 development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.Notwithstanding the information submitted and for the avoidance of doubt, the fence and gate hereby approved shall be finished in black to match that of the existing perimeter fence.

Reason - To secure the satisfactory appearance of the completed development.

**Expiry Date: This permission will cease to have effect on 01/11/2024 unless development is commenced by that date.**

#### **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](http://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](mailto: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.**

**A J ROWLES**

Director of Planning  
Planning Service



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2021/1881  
**Property Ref:** A210000000  
**Valid date:** 23/09/2021  
**Location:** The Hockey Club Osmond Priaulx Memorial Fields Footes Lane  
St. Peter Port Guernsey GY1 6LW  
**Proposal:** Erect fence and gate to south of hockey stadium.  
**Applicant:** Guernsey Hockey LBG

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

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Reason - To secure the satisfactory appearance of the completed development.

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## OFFICER'S REPORT

### Brief Description of the site:

The application site comprises the Guernsey Hockey Club which is located Outside of the Centres as defined in the Island Development Plan.

Planning permission is sought to erect a fence and gate to the south of the hockey club stadium. The proposal seeks to extend and continue the existing perimeter fence in order to create an area for spectators using wheelchairs.

### Relevant History:

|                |                                                                                                                                                                                                          |         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| FULL/2019/1306 | Remove 4 no. floodlights and erect 6 no. new floodlights.                                                                                                                                                | Granted |
| FULL/2014/2154 | Install spectator seating with balcony above on east elevation, reposition existing external staircase on north elevation and install new external staircase and sliding access door on south elevation. | Granted |

### Existing Use(s):

The Hockey Club

### Assessment: (Tick as appropriate)

no representation  
accords with policy  
within curtilage  
design acceptable

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

### Policies considered most relevant:

OC9: Leisure and Recreation Outside of the Centres  
GP8 Design

### Conclusion/Brief comment:

Policy OC9 states that *“Development to provide new facilities for outdoor formal recreation or informal leisure and recreation, or to extend, alter or redevelop existing facilities, will be supported providing that:*

- i. any ancillary built development is proportionate to the nature and scale of the formal outdoor recreation or informal leisure and recreation use; and,*
- ii. the visual impacts of ancillary built development can be mitigated to respect the character of the locality; and,*
- iii. the site does not fall within an Agriculture Priority Area (APA), or where it does fall within an Agriculture Priority Area the land cannot positively contribute to commercial agricultural use or cannot practically be used as such without adverse environmental impacts.*

Based on the type, characteristics and purpose of the application proposed, the development is a continuation of the existing perimeter enclosure to the hockey club pitch and is proportionate and appropriate to the formal outdoor recreation facility. Its visual impact in the wider area would be negligible when viewed against the existing facility, and the site does not fall within an APA. Consequently, the proposal complies with Policy OC9.

Given that the proposal adopts the same materials and design to that of the existing perimeter fence, together with the limited extension to the hockey pitch and the rationale for the development which is to improve the experience of spectators using wheelchairs and safety of others outside of the facility, the development is compliant with the provisions of Policy GP8.

With regard to Policy GP9 (Sustainable Development) the proposal is so minor that it is not considered necessary or practical for the applicant to demonstrate that the proposal has been designed to take into account the use of energy and resources and any adverse impact on the environment.

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.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

**Recommendation:**

Grant with Conditions



**Date:** 02/11/21