

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: Install signage (Retrospective).

LOCATION: Oatlands Village, Oatlands Lane, St. Sampson.

APPLICANT: Mr H Ruch

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: 27/10/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site Location Plan and photos 1 to 4 (all dated 06/09/2021)

Application Ref: FULL/2021/2004

Property Ref: B010080000

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.

Expiry Date: This permission will cease to have effect on 26/10/2024 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the signs to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/2004
Property Ref: B010080000
Valid date: 06/09/2021
Location: Oatlands Village Oatlands Lane St. Sampson Guernsey GY2 4YT
Proposal: Install signage (Retrospective).

Applicant: Mr H Ruch

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.

INFORMATIVES

For the avoidance of doubt, the signs to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

The premises comprise a long established visitor attraction located to the south of the Braye du Valle. The premises' offer ranges from mini-golf to small scale specialised retail, play areas and a restaurant. The playbarns approved 30/01/17 have been constructed and are in use.

The premises also include a self-contained flat within the main building.

The two brick kilns are protected monuments (PM82).

The site falls Outside of the Centres, but is otherwise undesignated within the Island Development Plan. The field to the east of the site comprises agricultural land (Use Class 28).

Relevant History:

FULL/2020/1996 - Install a hut in main car park to provide drive in/take away facility and alterations to fenestration on south elevation of playbarn to serve new internal kitchen/servery – December 2020.

Existing Use(s):

Visitor attraction (sui generis)
Residential Use Class 2
Agricultural Use Class 28

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

OC9 Leisure and Recreation Use Outside of the Centres
GP8 Design

Conclusion/Brief comment:

This is a retrospective application for four signs which have been installed in association with the drive through/take away facility. One on the hut installed in the car park, one at the entrance to the collection area, one on the side of the playbarn where the serving hatch is and one at the exit of the collection point.

Policy OC9 states that proposals for alterations to existing formal leisure and recreation uses will be supported where the proposal does not unacceptably increase the scale of the facility so that there would be an unacceptable adverse impact on the character of the area or there would be an unacceptable impact on the vitality of a Centre.

The proposal does not increase the scale of the facility, and would not impact on the vitality of a Centre. The retrospective signs are proportionate to the scale of the area and, in each case the location they are hung. They are not unduly prominent and are not considered to impact adversely on the character of the area. The signs are not and will not be illuminated.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 27/10/2021

