

**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:** Camping and caravanning periods 2022.

**LOCATION:** Rue Maingy, La Vaugrat & La Bailloterie Campsites, Rue Mainguy, Vale.

**APPLICANT:** Guernsey Camping Club

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:** 20/01/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Application Ref:** FULL/2021/2540

**Property Ref:** C022870000+C015780000+B019450000

**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 camping periods at La Bailloterie, Rue Maingy and Vaugrat hereby approved shall be as follows:

6.00pm 23rd April to 10.00am 10th May at Rue Maingy

6.00pm 23rd May to 10.00am 8th June at La Bailloterie

6.00pm 18th June to 10.00am 6th July at La Bailloterie

6.00pm 24th Aug to 10.00am 05th Sept at La Bailloterie or Rue Maingy  
6.00pm 8th Sept to 10.00am 15th Sept at Vaugrat or La Bailloterie or Rue Maingy  
6.00pm 29th Dec to 10.00am 2nd Jan 2023 at Rue Maingy.

Reason - To enable the Authority to retain control over the use of the land.

**Expiry Date: This permission will cease to have effect on 19/01/2025 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/2021/2540  
**Property Ref:** C022870000+C015780000+B019450000  
**Valid date:** 23/11/2021  
**Location:** Rue Maingy, La Vaugrat & La Bailloterie Campsites Rue Maingy Vale Guernsey GY6 8NL  
**Proposal:** Camping and caravanning periods 2022.  
**Applicant:** Guernsey Camping Club

**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.

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Reason - To enable the Authority to retain control over the use of the land.

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**OFFICER'S REPORT**

**Brief Description of the site:**

This application is to use La Bailloterie camp site, Rue Maingy Scout HQ and Vaugrat camp site for a number of Guernsey Camping Club events.

Similar events have been run for several years at the Fauxquets Valley and La Bailloterie camp sites and more recently the Rue Maingy Scout HQ, subject to dates being specified in advance.

This year a number of dates have been specified, using preferred sites at Rue Maingy, La Bailloterie and Vaugrat, generally between May and September, with one period in December/January.

The application letter states that if for any reason one of the preferred sites is not available, then an alternative campsite would be approached. Provided that the Authority is approached in advance with details it should be possible to agree this as a minor amendment to any permission granted.

**Relevant History:**

Similar applications have been granted on multiple occasions previously, most recently in 2020 under reference FULL/2020/2243.

**Existing Use(s):**

Campsites – Sui Generis

**Assessment:** *(Tick as appropriate)*

|                     |                                     |
|---------------------|-------------------------------------|
| no representation   | <input checked="" type="checkbox"/> |
| accords with policy | <input checked="" type="checkbox"/> |
| within curtilage    | <input checked="" type="checkbox"/> |
| design acceptable   | <input checked="" type="checkbox"/> |

|                              |                                     |
|------------------------------|-------------------------------------|
| visual amenity acceptable    | <input checked="" type="checkbox"/> |
| no material neighbour impact | <input checked="" type="checkbox"/> |
| traffic not affected         | <input checked="" type="checkbox"/> |

**Policies considered most relevant:**

Policy OC8(B): Visitor Accommodation Outside of the Centres - Campsites

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy IP9: Highway Safety, Accessibility and Capacity

**Conclusion/Brief comment:**

The application proposes a number of periods between April and September, and a date in December/January on which The Guernsey Camping Club wish to hold club events.

The proposed application comprises approximately 70 nights over 3 campsites.

23<sup>rd</sup> April to 10<sup>th</sup> May at Rue Maingy – estimated 40 units

23<sup>rd</sup> May to 8<sup>th</sup> June at La Bailloterie – estimated 45 units

18<sup>th</sup> June to 6<sup>th</sup> July at La Bailloterie – estimated 45 units

24<sup>th</sup> Aug to 5<sup>th</sup> Sept at La Bailloterie or Rue Maingy – estimated 30 units

8<sup>th</sup> Sept to 15<sup>th</sup> Sept at Vaugrat or La Bailloterie or Rue Maingy – estimated 20 units

29<sup>th</sup> Dec to 2<sup>nd</sup> Jan 2023 at Rue Maingy – estimated 25 units

The proposed periods are similar in date and number to previous years, and therefore it is not considered that this application would result in a greater effect on the amenity of neighbouring properties than has been approved in previous years and therefore is considered to be acceptable.

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:** 18/01/2022

