

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 replacement signage and double sided hanging sign to south-east (front) elevation and internal alterations (protected building).

LOCATION: Specsavers, Market Street, St. Peter Port.

APPLICANT: Mr M Cater

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: 27/01/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/12/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Signscope Document Date 11.11.21 Rev:B, Fisch 1912-BP, 1912-LP, Dorey Lyle & Ashman 101A & 121A, Gartec AR233697 Rev 01, Specsavers 88/3011 Rev C & 88/3012.

Application Ref: FULL/2021/2626

Property Ref: A301040000

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 details shown on the approved plans, the advertisements hereby approved shall be non-illuminated.

Reason - To define the permission for the avoidance of any doubt and to protect the visual character and appearance of the surrounding Conservation Area.

Expiry Date: This permission will cease to have effect on 26/01/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With regards to condition 4 of this permission 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/2021/2626
Property Ref: A301040000
Valid date: 20/12/2021
Location: Specsavers Market Street St. Peter Port Guernsey GY1 1HB
Proposal: Install replacement signage and double sided hanging sign to south-east (front) elevation and internal alterations (protected building).

Applicant: Mr M Cater

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 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).

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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.

4. Notwithstanding the details shown on the approved plans, the advertisements hereby approved shall be non-illuminated.

Reason - To define the permission for the avoidance of any doubt and to protect the visual character and appearance of the surrounding Conservation Area.

INFORMATIVES

With regards to condition 4 of this permission 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:

Planning permission is sought to install replacement signage and double sided hanging sign to front (south-east) elevation and internal alterations.

The site is situated within a Main Centre Inner Area, a Conservation Area, and is within the Core Retail Area as designated in the Island Development Plan.

The whole of the property (interior and exterior) is also protected.

Relevant History:

FULL/2019/1946	Office refurbishment (Protected Building).	Granted 20/11/2019
FULL/2010/0404	Replace existing signs with new signs (Protected Building).	Granted 22/03/2010
HAPP/2007/2373	Erect signage.	Granted 27/07/2007
PAPP/2007/2372	Erect signage.	Granted 27/07/2007
PAPP/2000/3691	Utilise second floor of premises for offices (Commercial use class 25) and for office training (Public Amenity use class 31)	Granted 05/12/2000
PAPP/1999/1685	Utilise second floor of premises as a dental practice	Granted 25/05/1999
HAPP/1998/3643	Replace fascia signage and erect a projecting sign	Granted 13/10/1998

Existing Use(s):

Multi storey building comprising retail at ground floor (Use Class 10), and a mixture of office (Use Class 16) and public amenity (use class 19) on the upper floors.

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:

MC4A Office development in Main Centres

MC6 Retail in Main Centres

GP4 Conservation Areas

GP5 Protected Building

GP8 Design

Conclusion/Brief comment:

Drawing number 88/3012 illustrates that the proposed fascia sign will be externally illuminated, however all other drawings state that the signage will be non-illuminated. To define the permission, for the avoidance of any doubt and to protect the visual character and amenity of the surrounding Conservation Area it is recommended that a condition is included to ensure that the signage is non-illuminated.

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: 27/01/2022