

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 single storey and two storey module classrooms, storage container, create vehicle access and parking area to north of site (for temporary period).

LOCATION: Coutanchez Campus, Route Des Coutanchez, St. Peter Port.

APPLICANT: Committee For Education, Sport & Culture

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: 02/03/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/01/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 010-LP Rev A, 011-BP (Rev A)012-PE and notes of module classrooms

Application Ref: FULL/2022/0025

Property Ref: A10143E000+A101450000

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 buildings, other structures and all ancillary works hereby permitted including any hard surfacing shall be fully removed and the land restored to its former condition on or before 02/03/2026, in accordance with a scheme of work previously agreed in

writing by the Authority.

Reason - The development proposed is unsuitable for a permanent permission having regard to the nature of the work and the allocation of the site for housing under Policy MC2 of the Island Development Plan.

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. In the event that Proposed Modular Unit A (38m by 16m) is two-storey, all windows at first floor level in the north elevation shall be obscure glazed and thereafter retained as such at all times. Details of the glazing specification shall be previously agreed in writing by the Authority. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 01/03/2025 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 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/2022/0025
Property Ref: A10143E000+A101450000
Valid date: 14/01/2022
Location: Coutanchez Campus Route Des Coutanchez St. Peter Port
Guernsey GY1 2TT
Proposal: Erect single storey and two storey module classrooms, storage
container, create vehicle access and parking area to north of
site (for temporary period).
Applicant: Committee For Education, Sport & Culture

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 buildings, other structures and all ancillary works hereby permitted including any hard surfacing shall be fully removed and the land restored to its former condition on or before 02/03/2026, in accordance with a scheme of work previously agreed in writing by the Authority.

Reason - The development proposed is unsuitable for a permanent permission having regard to the nature of the work and the allocation of the site for housing under Policy MC2 of the Island Development Plan.

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. In the event that Proposed Modular Unit A (38m by 16m) is two-storey, all windows at first floor level in the north elevation shall be obscure glazed and thereafter retained as such at all times. Details of the glazing specification shall be previously agreed in writing by the Authority. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description:

Erect single storey and two storey module classrooms, storage container, create vehicle access and parking area to north of site (for temporary period).

Relevant History:

None relevant

Existing Use(s):

Educational establishment
Agricultural field

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

MC2: Housing in Main Centres and Main Centre Outer Areas
MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
GP8: Design
GP9: Sustainable development

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 temporary facilities proposed are associated with the proposed redevelopment of the Les Ozouets Campus (LOC) site for the Guernsey Institute.

The application site is within the St Peter Port Main Centre Outer Area and is an Allocated Housing Site in the Island Development Plan. A Development Framework has not yet been approved for the site.

The proposal is acceptable in principle for a limited temporary period specified by planning condition which would ensure that it does not inhibit implementation of future housing development or of a Development Framework for the site when approved or prejudice the comprehensive development of the site.

The proposed modular unit 'A', if two storey, could negatively impact an existing adjoining residential property to the north by virtue of overlooking from windows at first floor level. This could be satisfactorily mitigated by imposition of a planning condition requiring obscure glazing of any windows at this level to the north elevation.

Recommendation:

Grant with Conditions



Date: 02/03/2022

