

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 covered entrance, install cladding to north-west elevation, remove hedge to alter parking area and vehicle access and erect signage.

LOCATION: Studio One (former AFM Building), Garenne Park, Rue de la Cache, St. Sampson.

APPLICANT: Tyrrell Dowinton Associates

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: 29/04/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Associates drawing no's: 2121 01.01A, 03.01A, 03.02 (elevations only) & 03.03

Application Ref: FULL/2022/0289

Property Ref: B01505D000

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.Details of the proposed boundary hedge (including type, height and planting density) shown on the approved site plan and annotated photograph shall be submitted to and agreed in writing by the Authority. The hedge shall be planted in accordance with the approved details in the first planting season following the removal of the existing hedges hereby permitted. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To provide appropriate soft landscaping to screen the parking/hardstanding on site in the interests of the character and appearance of the locality.

Expiry Date: This permission will cease to have effect on 28/04/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the sign installed at the entrance to the site to which this permission relates is 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/2022/0289
Property Ref: B01505D000
Valid date: 01/03/2022
Location: Studio One (former AFM Building) Garenne Park Rue de la Cache St. Sampson Guernsey GY2 4AE
Proposal: Erect covered entrance, install cladding to north-west elevation, remove hedge to alter parking area and vehicle access and erect signage.

Applicant: Tyrrell Dowinton Associates

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).

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. Details of the proposed boundary hedge (including type, height and planting density) shown on the approved site plan and annotated photograph shall be submitted to and agreed in writing by the Authority. The hedge shall be planted in accordance with the approved details in the first planting season following the removal of the existing hedges hereby permitted. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To provide appropriate soft landscaping to screen the parking/hardstanding on site in the interests of the character and appearance of the locality.

INFORMATIVES

For the avoidance of doubt, the sign installed at the entrance to the site to which this permission relates is 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 Former AFM building is situated to the south of the estate road serving business development at Garenne Park. The property is single-storey in height with a mixture of PVCu and timber windows and doors. The property is set back from Rue De La Cache and Rue a Chiens and screened by a wall and trees. Parking for the building is to the north.

The building has been subdivided into three light industrial units (something that does not require planning permission). Planning permission was granted in 2021 to alter the fenestration of the premises.

The unit in question fronts onto the estate road and is currently used by an architectural practice. Planning permission is sought to erect a covered entrance, install cladding to the north-west elevation, remove hedging to alter the parking area and vehicular access and to erect signage.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2021/1890	Alterations to fenestration	Granted
FULL/2022/0415	Utilise premises for the storage of food items.	Pending

Existing Use(s):

Light Industry

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:

OC3 Offices, industry and Storage and Distribution Outside of the Centres.
 GP8 Design
 GP9 Sustainable Development
 IP9 Highway Safety, Accessibility and Capacity

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.

Policy OC3 states that *“proposals to extend, alter or redevelop existing industrial, storage and distribution or office premises will be supported”*.

The covered entrance/portico, external cladding together with the profiled window frames will modernise the façade of the building. Due to its materiality and detailing, the north elevation of the building has been designed cohesively and is not considered to have a detrimental effect on the character or appearance of the business park, despite the east and west elevations remaining unchanged.

The installation of soffit lighting is unlikely to have a significant effect on visual amenity or neighbour amenity in terms of illuminated signage.

The removal of the hedge along the north boundary of the site and internally is acceptable under policy and would not have an unacceptable impact on the locality, provided an appropriate access width to the site is maintained. The proposal includes landscaping on either side of the new access which is considered to have a

neutral effect on the locality. The width of the access is also acceptable and highway safety is unlikely to be affected.

Resurfacing the car parking in tarmac comprises exempt development.

The signage to the front of the site adopts a good standard of design in terms of its size, proportionality and detailing. It is recommended that an informative be added to the decision to ensure that the entrance sign is not illuminated as this would require a separate application and would be considered on its own merits.

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: 29/04/22

