

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: Variations to plans previously approved to demolish existing dwelling and erect 8 dwellings and form new vehicular access - amend layout of landscaping and parking area to east boundary. (Revised).

LOCATION: Longfield Housing Development, Guelles Road, St. Peter Port.

APPLICANT: HVC Ltd

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: 10/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/02/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne drawing no's: AA31-10292-SI-02B & 03J.

Application Ref: FULL/2022/0304

Property Ref: A102170000

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 on or by 14/01/2023.

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.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/01/2020, issued under planning application reference FULL/2019/1288, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5.With regards to Planters numbered 1, 2, 3 & 4 on drawing ref: AA31-10292-S1-03 permission is hereby granted for the alteration to their size and layout. In all other respects these planters shall be planted in accordance with the approved details shown on the approved Sexton Green Landscaping drawing (ref: SGLHVC001) and the approved Sexton Green Tree Schedule that formed part of permission ref: FULL/2019/1288, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

Expiry Date: This permission will cease to have effect on 14/01/2023 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/2022/0304
Property Ref: A102170000
Valid date: 02/02/2022
Location: Longfield Housing Development Guelles Road St. Peter Port
Guernsey GY1 2DF
Proposal: Variations to plans previously approved to demolish existing
dwelling and erect 8 dwellings and form new vehicular access -
amend layout of landscaping and parking area to east
boundary. (Revised).
Applicant: HVC Ltd

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 on or by 14/01/2023.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/01/2020, issued under planning application reference FULL/2019/1288, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. With regards to Planters numbered 1, 2, 3 & 4 on drawing ref: AA31-10292-S1-03 permission is hereby granted for the alteration to their size and layout. In all other respects these planters shall be planted in accordance with the approved details shown on the approved Sexton Green Landscaping drawing (ref: SGLHVC001) and the approved Sexton Green Tree Schedule that formed part of permission ref: FULL/2019/1288, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

OFFICER'S REPORT

Brief Description of the site:

The application site was formerly occupied by a detached bungalow (now demolished) and is situated on the west side of Guelles Road. Surrounding the site the area comprises residential properties of mixed building types, and design to the north, east and west with Amhurst School bordering the site to the south and west.

The site is situated within a Main Centre Outer Area as designated in the Island Development Plan, and adjoins but lies outside of a Conservation Area to the south.

Relevant History:

FULL/2019/1288	Demolish existing dwelling and erect 8 dwellings and form new vehicular access.	Approved 15/01/2020
FULL/2017/2018	Demolish existing dwelling and outbuildings and erect two-storey terrace of 7 residential units (3 dwellings and 4 flats), create new access road and parking area, erect timber covered bicycle park and install electrical pillar.	Approved 10/11/2017

Existing Use(s):

Residential

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:

Island Development Plan
MC2 – Housing in Main Centres and Main Centre Outer Areas
GP1 – Landscape Character
GP8 – Design
GP9 – Sustainable Development
IP7 – Private and Communal Parking
IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission was granted to demolish the existing dwelling and erect 8 dwellings and to form a new vehicular access on 15th January 2020 (Application ref: FULL/2019/1288). Under the application the subject of this report planning permission is sought for variations to the approved scheme. The proposed variations intend to amend the layout of the landscaping and parking area situated towards the eastern boundary of the site.

During the course of consideration, the application was deferred to address concerns raised with regard to the revised layout of the car parking/landscaping and that this would restrict a vehicle using these spaces to access and leave the car parking area forward facing.

Revised plans have been submitted which show an alteration to the scheme. This includes the creation of a hammerhead design at the head of each car parking area, allowing vehicles sufficient space to manoeuvre and leave the car parking area forward facing. The scheme has been discussed with States Traffic and Highway Service, who raised no objection from a highway safety perspective.

The proposed alterations to the car parking area are in-keeping with the design of the original scheme and although the landscaping areas will be altered the total size of the planters along the eastern boundary will be not too dissimilar to that previously approved and in fact other than planter no.3 all other planters will be increased in size.

The application drawings do not provide details of the proposed planting to be included within each planter area, however following discussions with the agent they intend to complete this in accordance with the details previously provided and approved as part of the Sexton Green landscaping scheme (Drawing ref: SGLHVC001) and planting schedule. It is recommended that should planning permission be granted this is controlled by planning condition.

Based on the above the proposal would not harm the character or appearance of the surrounding area.

The proposal will increase car parking provision for units 3, 4, 5 and 6 from one allocated space to two, which is in accordance with the maximum car parking standards contained in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment 2016.

For the above reasons and subject to the suggested conditions the variations proposed to the original planning approval are 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: 09/06/2022

