

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: Variation to previously approved plans to erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals) - Relocate sheds and increase floor area of existing shed from north-east boundary to west boundary.

LOCATION: The Little Chapel, Le Bouillon Road, St. Andrew.

APPLICANT: The Little Chapel Foundation

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: 03/05/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: AA11-10257-S1-01, 02, 19A & 20A

Application Ref: FULL/2022/0471

Property Ref: K00484B000

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 before 04/08/2023.

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 04/08/2020, issued under planning application reference FULL/2019/2294, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 04/08/2023 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/2022/0471
Property Ref: K00484B000
Valid date: 30/03/2022
Location: The Little Chapel Le Bouillon Road St. Andrew Guernsey GY6 8XY
Proposal: Variation to previously approved plans to erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals) - Relocate sheds and increase floor area of existing shed from north-east boundary to west boundary.
Applicant: The Little Chapel Foundation

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 before 04/08/2023.

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 04/08/2020, issued under planning application reference FULL/2019/2294, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description:

The site is located within an Agriculture Priority Area and Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought for a variation to previously approved plans to erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals), to relocate sheds and increase floor area of existing shed from north-east.

The sheds will be raised above the ground level on a post and deck system, with the posts being hand dug to protect the roots of the adjacent trees. The sheds will be screened from the existing path by in the first instance the existing laurel hedge planting which would be replaced as the works progress with a more suitable native mix hedging.

The application is supported by an evaluation report concerning the impact of the proposals on adjacent trees, undertaken by professional tree management and arboricultural planning consultants, who are also retained to oversee the works on site.

Relevant History:

FULL/2019/1215 - Erect timber storage shed to north of site (retrospective). Granted 06/08/2019 for two years

FULL/2019/2294 - Erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals). Granted 04/08/2020

FULL/2021/1682 - Retain existing shed for a temporary period of one year. Granted 17/09/2021 for one year.

Existing Use(s):

The Little Chapel – Chapel and visitor attraction

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan Policies:

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas (APAs)

OC2: Social and Community Facilities Outside of the Centres

OC9: Leisure and Recreation Outside of the Centres

GP1: Landscape Character and Open Land

GP8: Design

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.

It is accepted that sheds are required for the maintenance and functioning of the site. This has been established in previous planning permissions relating to the site. The proposed method of construction using a post and deck system will ensure that there is no adverse effect on the existing trees. Siting and visual impact have been carefully considered and the materials and finishes proposed are appropriate to the sensitive rural context.

Subject to the conditions as previously imposed, the application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions

x

Date: 03/05/2022

