

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 render system to water tower and erect non-illuminated signage to east elevation of water tower.
LOCATION: Grow Ltd, Les Petits Quartiers, Coutanchez, St. Sampson.
APPLICANT: Grow 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: 02/08/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin Ltd 21-004- 01Ha & 08Ha and annotated photograph received 06/06/2022;
Smith Signs Concept Drawings v1.

Application Ref: FULL/2022/0602

Property Ref: B01361B000

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.

Expiry Date: This permission will cease to have effect on 01/08/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisement 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/2022/0602
Property Ref: B01361B000
Valid date: 08/06/2022
Location: Grow Ltd Les Petits Quartiers Coutanchez St. Sampson
Guernsey GY2 4GE
Proposal: Install render system to water tower and erect non-illuminated
signage to east elevation of water tower.
Applicant: Grow 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 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.

INFORMATIVES

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OFFICER'S REPORT

Brief Description of the site:

The application site comprises a former commercial vinery, which has been utilised by Grow Ltd for charitable purposes since the early 1980s. The site is accessed on its south boundary from Verte Rue, a one-way lane, and is located Outside of the Centres and is the subject of no other designation under the Island Development Plan. The site adjoins residential properties to the north, east and west.

The application as originally submitted proposed an insulating render system to the water tower and illuminated signage to the east elevation of the water tower. Following the deferral of the application however, the illumination has been omitted from the scheme.

The site is currently being redeveloped in accordance with recent permissions listed below.

Relevant History:

FULL/2021/2486 - Relocate and alter existing potting shed and erect bus shelter to layby to east boundary.
Approved 23/03/2022

FULL/2021/1173 - Variations to plans previously approved to demolish glasshouses and outbuildings, erect replacement glasshouses and 1 & 2 storey buildings, create new and alter existing vehicular access and create parking area - Increase floor area, install external staircase, solar panels and alterations to fenestration of Crew building, install solar panels and rooflights to Hospitality building and relocate glasshouse 1000mm to east.
Approved 19-08-2021

FULL/2020/1563 - Demolish glasshouses and outbuildings, erect replacement glasshouses and 1 & 2 storey buildings, create new and alter existing vehicular access and create parking area.
Approved 11-12-2020

Existing Use(s):

Sui Generis mixed use

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:

Island Development Plan policies:

OC2 – Social and Community Facilities Outside of the Centres
GP8 – Design
GP9 – Sustainable Development

Office of Environmental Health and Pollution Regulation – to prevent any impact on nearby residents it is recommended that the proposed times for illumination are conditioned and limited to between 4pm and 8pm daily, operated by a timer which is changed to reflect when BST begins and ends.

Conclusion/Brief comment:

The application of a render system to the exterior of the existing water tower being retained on the site represents a good standard of design that respects the local environment and will have no adverse impact on residential amenity.

The provision of non-illuminated signage to the water tower associated with the development being carried out on this site will not have an unacceptable impact on the amenities of surrounding residents. The signage would not have an adverse impact on the character and appearance of the locality and the omission of illumination would ensure that the open landscape concerned and residential amenity are protected.

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.

In view of the above, it is recommended planning permission is granted for the proposed development.

Recommendation:

Grant with Conditions

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Date: 25 July 2022