

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: Erection of 4 illuminated score boards and illuminated pitch side advertising boards.

LOCATION: Victoria Avenue, St. Sampson.

APPLICANT: Guernsey Football Association

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: 06/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - U86-10051-S1-122, U86-10051-S1-101.

Application Ref: FULL/2022/1087

Property Ref: B012770000

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 05/09/2025 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/2022/1087
Property Ref: B012770000
Valid date: 08/07/2022
Location: Victoria Avenue St. Sampson Guernsey
Proposal: Erection of 4 illuminated score boards and illuminated pitch side advertising boards.

Applicant: Guernsey Football Association

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.

OFFICER'S REPORT

Brief Description of the site:

The site known as the 'Guernsey Football Association Victoria Avenue football pitch' is located on the north side of Victoria Avenue. To the southeast are neighbouring residential dwellings, to the east is open agricultural land to the north, northwest and across the road to the south are Site of Special Significance and to the southwest is the Go Cart track. The site extends to some 2.2 Ha in area, the northern half of which is located within a flood risk area. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2021/2430 - Variation of condition 4 to FULL/2018/0711 to enable more intensive usage of the main football pitch – Approved January 2022.

FULL/2018//0711 - Construct football club facilities buildings, spectator stands and associated structures, construct 3G football pitch, install floodlights, erect fencing and create new vehicular and pedestrian accesses – Approved April 2019.

Existing Use(s):

Public amenity use class 21: sport or fitness.

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:

OC9 – Leisure and Recreation Outside of the Centres
GP1 – Landscape Character and Open Land
GP2 – Sites of Special Significance
GP8 – Design
GP9 – Sustainable Development

Conclusion/Brief comment:

This application is for the erection of four illuminated LED scoreboards and seven illuminated pitch side LED advertising boards.

The scoreboards will be located in each corner of the pitch, they will be 4.8m wide and be raised up on bespoke posts. The signs are essentially black fronted with digital numbering for the score and the time. The signs will only be used when the pitch is being used, and they have a light sensor to constantly read the ambient light levels and adjusts the brightness of the board accordingly.

The pitch side advertising boards are each 0.96m square, meaning each section of advertising will be made up of a number of boards added together. The advertising boards also have an integrated light sensor to constantly adjust the brightness levels, approximately once a minute. The advertising boards will also only be used when a game is being played.

The proposals are thought to comply with Policy OC9 because they are proportionate and appropriate to the nature and scale of the site, the boards/signs would be set away from residential properties and used only used when the pitch is in use and so would not have a detrimental impact on the locality or on residential amenity.

Although adjacent to an APA field, the land itself is not within the Agriculture Priority Area.

In respect of Policy GP1 the proposals will respect the landscape character and will not result in any unacceptable loss of any specific features associated with the land. The proposals are unlikely to have any detrimental impacts on the SSS to the south and north/northwest.

Due to the infrequent nature of the use of the illuminated scoreboards and advertising boards, which will also be at ground level, and the ability of the boards to know the ambient light and adjust accordingly, the proposal is considered to be acceptable in this case.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 06/09/2022