

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 signage to south (front) and east (side) of building and free standing sign to south east of dry dock (retrospective).

LOCATION: Boatworks+, Castle Pier, St. Peter Port.

APPLICANT: Mr S Tucker

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: 01/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site Location Plan and annotated photographs with details of signage (both date stamped received 10th May 2022), Block layout plan (date stamped received 20th June 2022).

Application Ref: FULL/2022/1105

Property Ref: A411199A00

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.For the avoidance of doubt, the external LED light hood above the high level sign on the south elevation of the building (Signage 2) as approved, shall not be

illuminated outside of the business operating hours . The sign shall only be illuminated Monday - Friday (08:00-17:00) and Saturday (08:30-17:30). The sign served by the LED light hood shall not be illuminated at any time on Sundays, or public bank holidays.

Reason - To manage the duration of illumination in the interests of visual amenity and impact on the Conservation Area.

Expiry Date: This permission will cease to have effect on 31/08/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The existing ground mounted banner/advertisement to the east of the building is not approved as part of this application and planning permission is required for this sign. Due to its temporary nature and design, the sign is unlikely to be supported by policies in the Island Development Plan. It is recommended that this banner sign be removed within 28 days of the date of the permission otherwise the matter will be referred to Planning Enforcement.

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/2022/1105
Property Ref: A411199A00
Valid date: 20/06/2022
Location: Boatworks+ Castle Pier St. Peter Port Guernsey GY1 1AU
Proposal: Erect signage to south (front) and east (side) of building and free standing sign to south east of dry dock (retrospective).

Applicant: Mr S Tucker

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. For the avoidance of doubt, the external LED light hood above the high level sign on the south elevation of the building (Signage 2) as approved, shall not be illuminated outside of the business operating hours . The sign shall only be illuminated Monday - Friday (08:00-17:00) and Saturday (08:30-17:30). The sign served by the LED light hood shall not be illuminated at any time on Sundays, or public bank holidays.

Reason - To manage the duration of illumination in the interests of visual amenity and impact on the Conservation Area.

INFORMATIVES

The existing ground mounted banner/advertisement to the east of the building is not approved as part of this application and planning permission is required for this sign. Due to its temporary nature and design, the sign is unlikely to be supported by policies in the Island Development Plan. It is recommended that this banner sign be removed within 28 days of the date of the permission otherwise the matter will be referred to Planning Enforcement.

OFFICER'S REPORT

Brief Description of the site:

The application site known as Boatworks+ comprises a mixed use site which is located north of Castle Emplacement. The building is located in a Conservation Area as designated in the Island Development Plan.

Retrospective planning permission is sought to install signage on five areas on the premises. The signage mainly consists of a mix of polished marine grade signage and power coated aluminium signage. The signage on the building consists of projecting lettering.

Relevant History:

FULL/2012/1686	Alterations to main entrance on south elevation to sliding doors and side screens and glazed panels under existing canopy and alter side entrance on east elevation.	Granted
PAPP/2006/1072	Alterations to main entrance	Granted

Existing Use(s):

Marine workshop/shop/store/office – mixed use site

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:

MC6 Retail in Main Centres
GP4 Conservation Areas
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.

On the whole, the detailing of the signage adopted adopts a high enough standard of design for the purposes of Policy GP8 that respects and conserves the character and appearance of the Conservation Area (Policy GP4).

The LED light hood installed above the high level sign to the south elevation of the building (signage 2) raises some concerns in terms of its visual impact on the public realm and Conservation Area. The application submission does not include details relating to the proposed timings for the lighting to be used. In this case, provided the external illumination is managed appropriately and falls within the opening hours of the business, a matter that can be controlled by condition, the illumination would not amount to undue harm to the Conservation Area or visual amenity that would justify refusal. In addition, external illumination outside of the business operating hours could also set an undesirable precedent for other sites in the Conservation Area if not managed appropriately.

A ground mounted banner/advertisement has been installed to the east of the building which does not form part of this application submission and has not been formally assessed as part of the consideration of the application by the Planning Service. However, reservations do exist regarding its design and temporary nature with regard to the character and appearance of the Conservation Area. It is appropriate to include an informative note setting out that permission is required for this sign and requesting that it be removed within a specified timeframe as it is likely to represent a substandard level of design.

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: 31/08/22

