

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 substation and create vehicle access to west boundary.

LOCATION: Vauxbelets Substation, Route De St Andre, St. Andrew.

APPLICANT: Guernsey Electricity 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: 18/11/2022

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: Guernsey Electricity Ltd - 0439/P02/01/01/77/D04

Application Ref: FULL/2022/1122

Property Ref: K005470000

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.

4.Notwithstanding the information submitted, due to the rural setting, the GRP enclosure shall be finished in dark green, black or dark grey.

Reason - To improve its appearance in the rural locality in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 17/11/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

La Societe has extensive experience and expertise in the appropriate use of native species in all settings. As such, it would be able to advise on suitable landscaping for the site and in order to support associated biodiversity. It is recommended that you contact La Société Guernesiaise by emailing info@societe.org.gg

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/2022/1122
Property Ref: K005470000
Valid date: 20/06/2022
Location: Vauxbelets Substation Route De St Andre St. Andrew
Guernsey
Proposal: Install substation and create vehicle access to west boundary.
Applicant: Guernsey Electricity 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.

4. Notwithstanding the information submitted, due to the rural setting, the GRP enclosure shall be finished in dark green, black or dark grey.

Reason - To improve its appearance in the rural locality in the interests of visual amenity.

INFORMATIVES

La Societe has extensive experience and expertise in the appropriate use of native species in all settings. As such, it would be able to advise on suitable landscaping for the site and in order to support associated biodiversity. It is recommended that you contact La Société Guernesiaise by emailing info@societe.org.gg

OFFICER'S REPORT

Brief Description of the site:

The site is located to the east of Route de St Andre, the most southerly part of the site is opposite the turning into Le Bouillon Road. There are a few residential dwellings to the south and northeast. Blanchelande College is across the road to the west and the whole area is within an Agriculture Priority Area. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Agricultural use class 28: Agriculture.

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:

GP8: Design

GP9: Sustainable Development

IP9: Highway Safety, Accessibility

IP11: Small-Scale Infrastructure Provision

Representation:

La Societe Guernesiaise - In respect of this application, we would like to ask whether it is feasible to include some landscaping on the site, either as semi-formal native hedging or as informal planting of suitable native small trees or shrubs.

We would request that, if this application is approved, an informative note be added.

Conclusion/Brief comment:

This application is to install an electrical substation and create a 3m wide vehicle access to the west field boundary.

There is already a small sub-station in this location, the new substation will be located in the same place, replacing the existing. There is a reasonable amount of landscaping around the existing substation, and it has been noted by La Societe Guernesiaise that there should be some more native species planted to screen the new substation and an informative will be added.

Policy IP11 states that proposals for small scale infrastructure will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with other relevant policies of the Plan.

In terms of design (Policy GP8), the size, siting and material of the enclosure is considered to have a negligible effect on visual amenity or the character of the area. It is understood that the enclosure will sit on the concrete plinth and will not require the removal of landscaping that surrounds the site.

The installation of a GRP enclosure in this location is not considered to have a significant detrimental effect on the character of the area. Although in the interests of visual amenity it is reasonable to ensure that the colour of the enclosure is finished in dark green, black or dark grey via condition. It is considered that these colours are less likely to 'draw the eye', particularly as GRP is likely to fade in ultraviolet light in years to come, making the light green even lighter.

The GRP enclosure itself is not considered to have a significant detrimental impact on the amenities of neighbouring residents.

The new vehicular entrance will be 3m wide and only be used occasionally when workmen are checking the substation, the access will open onto the crossroads of Route de St Andre, Le Bouillon Road and Route des Blicqs, which is a large junction with good sightlines in each direction. Therefore due to the infrequent use of the vehicular opening and the good sight lines it is considered appropriate for the access to be approved.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

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: 17/11/2022

