

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: Change of use of agricultural land to domestic garden (1,890sqm), demolish glasshouse, erect 1½ storey extension to east (side) elevation of dwelling, install dormer to south (front) elevation and alteration to fenestration. Install cladding to workshop and create open storage yard.

LOCATION: The Barn, La Route Militaire, Vale.

APPLICANT: Mr & Mrs T Wilson

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: 01/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design - PD/01B, 02, 03 & 04
Applicant's emails dated 27/01/2020 & 28/01/2020

Application Ref: FULL/2022/1227

Property Ref: C012460000

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.No development, including demolition and site works, but excluding works required to meet the requirements of this condition, shall begin until there has been submitted to and agreed in writing by the Authority a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desktop study.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5.Unless the Authority has confirmed in writing that such a report is unnecessary, no development, including demolition and site works, shall begin until there has been submitted to and agreed in writing by the Authority a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. The development shall be carried out only in accordance with the agreed scheme.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

6.Unless the Authority has confirmed in writing that verification is unnecessary, no part of the development shall be occupied or brought into use until there has been submitted to and agreed in writing by the Authority a report providing verification that the remediation scheme agreed under condition 5 above has been implemented fully in accordance with the agreed details. The development shall thereafter be monitored and maintained in accordance with the scheme agreed under condition 5.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

7. Prior to the extension to the dwelling being occupied, the change of use of the agricultural land to domestic land being implemented or the creation of the industrial yard, whichever is the first, the existing glasshouses shall be demolished and all ancillary materials, works and structures shall be removed from the site.

Reason - To make sure the development takes the form hereby permitted and to ensure the clearance of the glasshouses in accordance with Policy OC7.

8. No development shall commence until a scheme for the sound attenuation of the industrial unit has been submitted to and approved in writing by Planning Services. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the industrial unit and shall thereafter be retained in perpetuity.

Reason - To protect the reasonable amenities of neighbouring residents.

9. No industrial activity shall take place outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays or public holidays.

Reason - To protect the reasonable amenities of neighbouring residents.

10. Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.

Reason - To protect the reasonable amenities of neighbouring residents.

11. Noise associated with plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

12. No vehicular movements nor any loading or unloading of vehicles associated with the industrial use of the site shall take place on the site except between the hours of 06:00 and 20:00 on Monday to Friday and 07:00 and 17:00 on Saturdays and as per the morning and evening rounds described in the applicant's emails dated 27/01/2020 and 28/01/2020.

Reason - To protect the reasonable amenities of neighbouring residents.

13.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a landscaping scheme for the development is agreed in the interests of visual amenity and biodiversity.

14.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 13 of this permission, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and biodiversity.

15.The ends of the enlarged opening shall be finished off using materials and methods of construction to match the remainder of the existing roadside boundary wall within four weeks of the existing opening being enlarged.

Reason - To ensure the widened access is completed in a reasonable time period to match the appearance of the existing wall in the interests of visual amenity.

16.No cladding shall be installed on the industrial unit until details of the colour of the cladding materials to be used has been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 31/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Conditions 4 - 6 of this permission require a phased approach involving:

- a full site investigation to confirm any contamination;
- remediation proposals to satisfactorily address any contamination identified by the site investigation; and
- verification that the necessary remediation works have been fully completed.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document from http://www.claire.co.uk/index.php?option=com_content&view=article&id=187&catid=45&Itemid=256 with further information available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

The verification report required under condition 6 must be completed by the competent person and should normally include:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

With regards to condition 13, it is recommended that the proposed Himalayan Birch (*Betula utilis*) is replaced with Downy Birch (*Betula pubescens*) or possibly Silver Birch (*Betula pendula*). Sections of planting area 3 which are situated away from the car park would benefit from the planting of Common Alder (*Alnus glutinosa*). It is also recommended that within planting area 3, the Hazel is interspersed with some Hawthorn (*Crataegus monogyna*) and Elder (*Sambucus nigra*) to break up the homogeneity of a solid Hazel line.

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/2022/1227
Property Ref: C012460000
Valid date: 18/07/2022
Location: The Barn La Route Militaire Vale Guernsey GY3 5RT
Proposal: Change of use of agricultural land to domestic garden (1,890sqm), demolish glasshouse, erect 1½ storey extension to east (side) elevation of dwelling, install dormer to south (front) elevation and alteration to fenestration. Install cladding to workshop and create open storage yard.

Applicant: Mr & Mrs T Wilson

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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).

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Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

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Reason - To make sure the development takes the form hereby permitted and to ensure the clearance of the glasshouses in accordance with Policy OC7.

8. No development shall commence until a scheme for the sound attenuation of the industrial unit has been submitted to and approved in writing by Planning Services. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the industrial unit and shall thereafter be retained in perpetuity.

Reason - To protect the reasonable amenities of neighbouring residents.

9. No industrial activity shall take place outside the hours of 0800 and 1800 Mondays

to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays or public holidays.

Reason - To protect the reasonable amenities of neighbouring residents.

10. Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.

Reason - To protect the reasonable amenities of neighbouring residents.

11. Noise associated with plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

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- ii) full details of tree and hedge planting;
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Reason - In the interests of visual amenity.

INFORMATIVES

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Conditions 4 - 6 of this permission require a phased approach involving:

- a full site investigation to confirm any contamination;
- remediation proposals to satisfactorily address any contamination identified by the site investigation; and
- verification that the necessary remediation works have been fully completed.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document from http://www.claire.co.uk/index.php?option=com_content&view=article&id=187&catid=45&Itemid=256 with further information available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

The verification report required under condition 6 must be completed by the competent person and should normally include:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

With regards to condition 13, it is recommended that the proposed Himalayan Birch (*Betula utilis*) is replaced with Downy Birch (*Betula pubescens*) or possibly Silver Birch (*Betula pendula*). Sections of planting area 3 which are situated away from the car park would benefit from the planting of Common Alder (*Alnus glutinosa*). It is also recommended that within planting area 3, the Hazel is interspersed with some Hawthorn (*Crataegus monogyna*) and Elder (*Sambucus nigra*) to break up the homogeneity of a solid Hazel line.

OFFICER'S REPORT

Site Description:

The site contains a dwelling-house in the north-west corner which was converted around 2009 from a horticultural packing house. The remainder of the site consists of agricultural/horticultural land including a large glasshouse and an area of former glasshouse which has been returned to grass. Within the southern section of the glasshouse is a corrugated metal clad unit which is used as a car mechanics workshop. The use of the workshop is unauthorised and unlawful in planning terms but is immune from enforcement action (see letter of 10/09/2014). The site is Outside the Centres as defined in the Island Development Plan.

Relevant History:

07/07/2020 – PREA/2020/0971 – Pre-application enquiry regarding extend and alter dwelling.

04/02/2020 – FULL/2018/2767 – Permission granted to demolish glasshouses and workshop and erect 2 industrial units with associated parking, change the use of agricultural land to domestic land including create domestic parking and widen existing vehicular access.

10/09/2014 – UCU/2014/00173 – Enforcement letter regarding domestic shed used for commercial metal fabrication and horticultural workshop/store used as a commercial garage.

19/06/2009 – PAPP/2009/0917 – Permission granted to extend and alter unit of accommodation.

11/09/2008 – PAPP/2008/2779 – Permission granted to convert packhouse to residential accommodation.

18/02/2008 – PAPP/2007/2618 – Application refused to clad existing glasshouse to extend workshop/store.

04/01/2006 – PAPP/2005/3812 – Permission granted to construct store/workshop.

Existing Use(s):

Existing dwelling house – Residential use class 1

Remainder of site – Agricultural use class 28

Brief Description of Development:

Planning permission is requested to demolish glasshouse and erect a 1½ storey extension to the east of the dwelling, to create and install cladding to a workshop, to create an open storage yard, to change the use of an area of agricultural land measuring 1,890sqm to domestic garden (1,890sqm) and to remove high pillars at the entrance to the site and to widen the access to 4m.

The southern section of the existing glasshouse would be used for industrial/storage purposes as a mechanics workshop and as an open yard by a delivery, waste management and recycling business. Both of the businesses currently operate from the site although no planning permission has been granted for such use and the application seeks to regularise the existing uses. The northern section of the existing glasshouse and the open land to the east would be changed into a domestic garden and parking to serve the extended dwelling.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Policy OC7: Redundant Glasshouse Sites Outside of the Centres

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Policy GP15: Creation and Extension of Curtilage

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation commented on the previous application FULL/2018/2767, 31/07/2019:

"I have reviewed the proposed plans including the demolition of a glasshouse and a workshop and the creation of 2 industrial units which were received by post on 16th July 2019 and there are a number of issues of concern that I must raise. I note that additional information has been submitted however I remain concerned about the potential for nuisance to arise. As such I would recommend that the following conditions are attached to the consent:

- No industrial activity shall take place outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays or public holidays.
- No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by Planning Services. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.
- Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.
- Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.
- No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 06:00 and 20:00 on Monday to Friday and 08:00 and 17:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.
- Potential Contaminated Land Condition
Please note this is one condition with multiple sub-sections:
 - (i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by Planning Services: (A desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).
 - (i) (a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;and unless otherwise agreed in writing by Planning Services,

- (i) (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by Planning Services,

- (i) (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to Planning Services verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of Planning Services in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- (ii) (a) as built drawings of the implemented scheme;
- (ii) (b) photographs of the remediation works in progress;
- (ii) (c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.”

Informatives/Advice Notes

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document from http://www.claire.co.uk/index.php?option=com_content&view=article&id=187&catid=45&Itemid=256 with further information available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

I would be grateful if these issues are considered during the determination of this application”.

Summary of Issues:

The main issues in deciding this application are:

- Principle of development – assessment against Policies OC3 and OC7
- Scale, design and impact on the character of the area
- The impact on neighbouring amenity
- Traffic and highway safety

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

With regards to the creation of the mechanics workshop and the open yard, planning permission was granted to erect 2 industrial units in February 2020 (FULL/2018/2767) to serve the mechanics business and the Monty's Deliveries business. The previous permission remains extant. This current application includes a revised scheme for the industrial element of the application. The overall footprint of the industrial application remains as per the previously approved scheme with a scaled down development involving the retention and recladding of the existing unauthorised mechanics workshop, as opposed to constructing a new workshop, and the creation of an open yard for the Monty's Deliveries business, as opposed to the creation of an open yard and an industrial unit for the Monty's Deliveries business.

The scale and nature of the two businesses remain similar to the previously approved application and as a result, the principle of the redevelopment of this redundant glasshouse site for the mechanics business and the Monty's Deliveries business accords with Policies OC7 and OC3.

This application seeks to regularise the historic unauthorised use of the site by a mechanic and the more recent unauthorised use of the site by a delivery, waste management and recycling business. The comments of The Office of Environmental Health and Pollution Regulation from the previous application are set out in full above. Consultation with The Office of Environmental Health and Pollution Regulation has not identified any history of complaints due to noise, vibration, smell, fumes, smoke, soot, ash, dust or grit associated with either the vehicle mechanic or the delivery, waste management and recycling businesses. However, The Office of Environmental Health and Pollution Regulation raised concerns about the potential for nuisance to arise and recommend a number of conditions regarding working hours, soundproofing of the building, closing windows and doors when industrial

plant and machinery is in operation, noise levels, the timings of vehicle movements and to address potential contaminated land.

The agent has raised no objections to the majority of the previous conditions. However, the agent has questioned whether the previous condition 9 regarding the soundproofing of the industrial units is still enforceable considering the existing use by the mechanic, it is noted that as the proposal is not for a new build unit it would be difficult to achieve a new build standard and it is stated that the proposed recladding will provide an improvement over the existing scenario. In addition, it is requested that the hours of operation for vehicular movements is extended from 8am to 7am on Saturdays to enable vehicle switch overs. It is confirmed that no industrial activity is proposed before 8am on Saturdays.

Notwithstanding the agents comments, the existing mechanics workshop is unauthorised and it is reasonable to ensure that by regularising the industrial use of the building measures are incorporated to improve sound attenuation. It is accepted that the upgrading of the existing building may not be able to achieve the same standards as a new build unit but no details of sound attenuation measures has been submitted at this stage and therefore further details of the sound attenuation properties of the proposed cladding or other additional measures to be incorporated are required in order to minimise the potential adverse impacts on neighbouring residents. The proposed alteration to the timing of vehicular movements from 8am to 7am on Saturdays is unlikely to have a material adverse effect on the amenities of neighbouring residents.

Provided that previous conditions which aimed to limit the impact of the industrial/storage uses on the amenities of neighbouring residents are reiterated, albeit with the amendments noted above, the proposal is unlikely to have a significant adverse effect on the amenities of neighbouring residents.

As the businesses currently operate from the site, it is not envisaged that the proposal would result in a substantial intensification of the use of the access. The application includes alterations and widening of the access which would improve sightlines and enhance road safety. The level of parking allocated to the businesses is not excessive and the proposal is unlikely to lead to any significant road safety or traffic management issues.

The application is therefore considered to comply with the aims and objectives of Policies IP7 and IP9, and also with criterion (ii) to both Policies OC3 and OC7.

The change of use of the northern section of the glasshouse and the open land to the east to domestic use was approved under the previous application FULL/2018/2767. Since the approval of the previous application the Strategy for Nature 2020 has been adopted as Supplementary Planning Guidance and additional requirements regarding biodiversity enhancements are applicable for applications involving the change of use of agricultural land to domestic use. The proposed landscaping including along boundaries of the site and between the industrial and domestic uses,

together with the creation of a small wildflower meadow are sufficient to demonstrate that the proposal would enhance biodiversity on the site, however details should be required by condition.

Permission is sought for a substantial extension to the existing dwelling to the rear (east). The extension would not form a prominent feature from public view due to its siting to the rear (east) of the existing dwelling and the location of the site, behind neighbouring residential properties fronting onto La Route Militaire to the west and La Folie Lane to the north-east. The extended dwelling achieves a satisfactory standard of design and would have no adverse effects on the character and visual amenity of the area. The proposal accords with Policy GP8.

The gable of the extension would be set back between 2m and 3m from the boundary with the neighbouring property to the north. Together with the layout of the neighbouring property, including the location of the driveway and parking area, the extended dwelling is unlikely to cause any significant overshadowing or overbearing effect. No additional windows are proposed in the north elevation and high level rooflights are indicated in the west elevation facing towards the garden of a neighbouring property. A dormer window in the south elevation serving bedroom 3 has the potential to increase the potential overlooking of the neighbouring property to the west but due to the acute angle of view from the dormer window and the layout of the neighbouring property, it is unlikely that any such additional loss of privacy would have a material adverse effect on the amenities of neighbouring residents.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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 recommended that the application is approved.

Date: 25/01/2023

