

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: The creation of car parking area to west of sub-station, replacement doors to sub-station (south) front and west (side) and erection of fencing to (south) front elevation.

LOCATION: Richmond Secondary Sub-Station, Mount Row, St. Peter Port.

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: 15/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity Ltd - 0356 P02-01-01-98 D04C.

Application Ref: FULL/2022/1231

Property Ref: A31142A000

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.Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off with pillars, using materials and a method of construction, which match the existing pedestrain pillars on site.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 14/09/2025 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/2022/1231
Property Ref: A31142A000
Valid date: 05/07/2022
Location: Richmond Secondary Sub-Station Mount Row St. Peter Port
Guernsey GY1 1FB
Proposal: The creation of car parking area to west of sub-station,
replacement doors to sub-station (south) front and west (side)
and erection of fencing to (south) front elevation.
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.

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4. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off with pillars, using materials and a method of construction, which match the existing pedestrain pillars on site.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The site known as the 'Richmond Secondary Sub-station' is a single storey block/rendered building which is slightly set back from and faces south onto Mount Row. To the east and west are detached residential properties and beyond to the west is the junction to Richmond Avenue. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2021/0693 – Replacement doors to sub-station (south and west elevations) – Approved July 2021.

Existing Use(s):

Electrical substation.

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

IP11: Small-Scale Infrastructure Provision

Consultation:

Traffic and Highway Services – no comments received

Conclusion/Brief comment:

This application is for the creation of a single car parking area to the west of the sub-station and to erect a 0.9m green plastic coated chain link fence around the front raised area of the sub-station.

The scheme also refers to replacement doors to sub-station (south/front and west/side elevations). As seen above (relevant history), there has already been an application approved for the replacement doors, so no assessment of them will be made.

The chain link fence is considered appropriate in this location and for use in relation to the sub-station.

The new entrance for vehicular parking would be close to the junction of Mount Row and Richmond Avenue and could have caused highway safety concerns particularly if it was to be a domestic driveway that would be in frequent daily use. The parking area would only be used occasionally, specifically for site operatives of the sub-station and at present the site operatives park in the carriageway, which is a road safety risk. To have a dedicated parking area would mitigate this concern. Without the parking area being gated or secured, members of the public may park in the space which would again reflect the earlier comments about an access in frequent use within 20m of a road junction. The proposals show that the parking area will be secured to prevent unauthorised parking and so, on balance the proposals are considered acceptable.

Boundary treatments are an important aspect of the street scene and in this part of Mount Row the boundary treatment is a 1.2m granite wall which runs for about 50m and bounds the sub-station and the two properties either side. At present there are only three pedestrian openings within the granite wall, so to allow a further 3.75m opening to be made would still leave 43.35m of granite wall, which is not considered to cause any detrimental impacts on the character of the surrounding area, nor will the proposals impact on neighbour amenity.

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

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: 15/09/2022