

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 signage including illuminated signage around site.

LOCATION: L'Aumone Medical Centre, Le Villocq, Castel.

APPLICANT: Island Health

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: 01/11/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/08/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Smith Signs document ref 12632: 1. Entrance Signs, 3. East Corner Sign, 4. Parking Signs, 5. Exit Only Sign, 6. No Exit Sign, 7. Fascia and 8. TALM Signs
CCD drawing no: WD/09A

Application Ref: FULL/2022/1560

Property Ref: D01347B001

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.The illuminated signage hereby approved (signs 1 entrance sign, sign 3 east corner sign and sign 7 fascia) shall not be operated between 19:00 and 08:00 daily and shall be operated by a timer which is set to illuminate and extinguish the lighting at the times specified above. The timer will be changed to reflect when British Summer Time begins and ends.

Reason - The premises are close to residential property and a limit on the use of the external illumination is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 31/10/2025 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/2022/1560
Property Ref: D01347B001
Valid date: 01/08/2022
Location: L'Aumone Medical Centre Le Villocq Castel Guernsey GY5 7RU
Proposal: Install signage including illuminated signage around site.

Applicant: Island Health

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).

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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. The illuminated signage hereby approved (signs 1 entrance sign, sign 3 east corner sign and sign 7 fascia) shall not be operated between 19:00 and 08:00 daily and shall be operated by a timer which is set to illuminate and extinguish the lighting at the

times specified above. The timer will be changed to reflect when British Summer Time begins and ends.

Reason - The premises are close to residential property and a limit on the use of the external illumination is needed to prevent a nuisance or annoyance to nearby residents.

OFFICER'S REPORT

Site Description:

The site is occupied by a two-storey doctors surgery with ancillary pharmacy. Vehicular access is provided to the eastern corner of the site from Clos Courtil Simon. Parking is provided across the site frontage, behind a roadside earth bank. Construction has commenced on the approved extension to the surgery.

An existing sign is located on the corner of Route de Cobo and Clos Courtil Simon (position of proposed sign 3).

The site is located within a Local Centre as designated in the Island Development Plan.

Relevant History:

FULL/2018/1552 - Erect two-storey extension with rooftop garden to side extension with glazed link to existing building with associated parking, bin and cycle stores and landscaping. Alterations to existing building (fenestration, external insulated render system, install replacement rain canopy). Install air handling units to existing flat roof. Alter existing vehicular access to a pedestrian access and create new vehicular accesses from Route de Cobo - granted

Existing Use(s):

18 medical centre with ancillary pharmacy

Brief Description of Development:

The application relates to the installation of signage at the L'Aumone Medical Centre site. As originally submitted a total of 12 types of signage was proposed. The application was deferred to address queries relating to illuminated signage and clarification on a number of signs proposed (height/drawing annotations) and following concerns relating to the proliferation of signage on the site.

Revised plans were provided setting out:

1. – 2 x Illuminated entrance signs to either side of the approved vehicular entrance, incorporating Medical Centre signage and a panel for advertising associated with other occupiers of the building (1500mm high x 1500mm wide). The illumination is to be internally mounted LEDs to a stainless steel lighthouse.
3. - Illuminated sign to east corner of the site, adjacent to junction with Clos Courtil Simon, incorporating Medical Centre signage and a panel for advertising associated with other occupiers of the building and a directional sign for the pedestrian entrance (1500mm high x 1170mm wide and set behind a roadside wall. The illumination proposed is to be internally mounted LEDs to a stainless steel lighthouse.
4. – 2 x parking signs one to be situated in the western area of parking and the other opposite the vehicular entrance to the site (490mm high x 500mm wide sign on a 1500mm high pole). The parking is to be divided using coloured bays.
5. - No entry/exit only sign to be installed at the vehicular exit point from the site (900mm high and 600 diameter).
6. - No exit sign to be installed to at the eastern site access (900mm high and 600 diameter)
7. - Illuminated Fascia sign above main entrance to building (3600mm wide x 235mm high). The illumination proposed is to be internally mounted LEDs within a light hood mounted above the fascia sign.
8. – 5 x Terre A l'Amende sign (500mm high x 700mm wide. Mounted on 900mm pole)

The illuminated signage proposed is to address the fundamental difference in the site layout from the existing arrangement, to reduce dangers of vehicles or pedestrians using the new layout incorrectly at times when natural light is poor. The signage would be operational (by timer) between 8am and 7pm and is suggested to be noticeable and of practical assistance between October and March only.

Internally mounted window graphics do not require planning permission.

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

Island Development Plan policies:

LC3(A): Social and Community Facilities in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

GP8: Design

GP9: Sustainable Development

IP9: Highway Safety, Accessibility and Capacity

Representations:

La Societe Guerneslaise - acknowledge that the site and surrounding landscape is already subject to significant light pollution, but highlight the environmental impact of such pollution on many types of wildlife such as birds, bats and insects. La Societe would therefore encourage all new developments to reduce or avoid exterior lighting in order to address the problem of light pollution wherever possible.

With that in mind, La Societe would question whether the proposed signs need to be illuminated and would suggest that signs made of suitable reflective materials and positioned appropriately might not require additional lighting.

Office of Environmental Health and Pollution Regulation – queried whether the signs for the entrance (1) need to be illuminated and the proposed time for illumination.

Consultations:

Office of Environmental Health and Pollution Regulation – commented on the application as originally submitted and did not have any concerns with signage labelled on the plans from 2 to 12. However, regarding the two signs marked on the plans as 1, for the entrance, the OEHPR was concerned about the impact that light from these signs may have on local residential amenity.

The applicant provided further information about these signs, including that they will be operated on a timer and only between 8am and 7pm each day and OEHPR recommend conditions:

- The hours of operation for the exterior illuminated entrance signage shall be limited to 08:00 to 19:00 each day.
- The exterior illuminated entrance signage shall be operated by a timer which is set to illuminate and extinguish lighting at the permitted times. The timer will be changed to reflect when British Summer Time begins and ends.

Following the receipt of further information and additional illuminated signage OEHPR commented to reiterate concerns relating to the effect on residential amenity and reiterating the conditions referred to above in this report.

Summary of Issues:

The key issues in this case relate to the design and appearance of the signs and the impact of the illuminated signs on the character of the area and on residential amenity.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

As originally submitted the number of signs proposed across the site was considered excessive and would have been detrimental to the character and appearance of the locality.

The revised scheme proposes a reduced number and selection of signage which is considered proportionate to the use of the site as a sizable health centre. The signage represents a good standard of design that respects the local built environment. Subject to the recommended planning conditions regarding the illumination, the signage will not have a detrimental impact on residential amenity. The revised plans also demonstrate that the proposed signage will not have an adverse impact on visibility from road junctions adjoining the site in terms of highway safety.

In view of the above it is considered that the scheme accords with the aims of the relevant policies in the Island Development Plan and the scheme is recommended for a grant of planning permission.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 01 November 2022

