

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 temporary scaffold structure to south elevation (retrospective).

LOCATION: Envoy House, La Vrangue, St. Peter Port.

APPLICANT: Guernsey Post Limited

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: 13/12/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site and block plans (23/08/22) & annotated photos (29/09/22).

Application Ref: FULL/2022/1736

Property Ref: A101930000

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.

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 structure hereby permitted shall be removed and the land restored to its former condition on or before 31st March 2023.

Reason - The design and appearance of the structure, and the proximity to neighbouring property, makes it unsuitable for a permanent permission.

Expiry Date: This permission will cease to have effect on 12/12/2025 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/2022/1736
Property Ref: A101930000
Valid date: 29/09/2022
Location: Envoy House La Vrangue St. Peter Port Guernsey GY1 1AA
Proposal: Erect temporary scaffold structure to south elevation (retrospective).

Applicant: Guernsey Post Limited

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.

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 structure hereby permitted shall be removed and the land restored to its former condition on or before 31st March 2023.

Reason - The design and appearance of the structure, and the proximity to neighbouring property, makes it unsuitable for a permanent permission.

OFFICER'S REPORT

Site Description:

The Guernsey Main Post Office is located on the south side of La Vrangue, it has residential dwellings neighbouring each side. The property is located in the St Peter Port Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/2022 - Install cladding and fenestration to enclose section of covered area to south (side) elevation – Approved 5th December 2022.

Existing Use(s):

Main Post Office and Sorting Office

Brief Description of Development:

This is a retrospective application for a large amount of scaffolding to be temporarily erected to the southwest of the main building. The scaffolded area is being used to store and load parcels, the covered area is to prevent them from getting damaged or wet.

The scaffolding was initially erected in November 2021, for sixteen weeks, whilst the internal spaces were being upgraded. There have however been many delays in the construction works and the new date for completion of the works, and therefore removal of the scaffolding is the end of March 2023.

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

MC5(B): Policy MC5(B): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – outside of the Key Industrial Areas and Key Industrial Expansion Areas

GP8: Design

GP9: Sustainable Development

Representations:

There has been one letter of representation and the issues are:

- The three properties located immediately south are affected by the structure.
- The structure is unsightly and takes away natural light from the ground floor rooms and the views from the first floor windows is of rusty corrugated iron roof panels.
- The occupiers of the dwellings are woken at night when it rains heavily.

- The noise from the unloading/loading of the parcels and of the staff chatting loudly is frequent
- One property owner is concerned the structure will devalue the value of their property.

The letter went on to say that the property owners had been in touch with the applicant about the structures removal, and that they had requested confirmation. Finally the letter said that should they not receive written evidence that the structure will be removed in the Spring of 2023 then legal advice would be taken.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

Policy MC5(B) states that proposals to redevelop, alter or extend existing industrial or storage and distribution uses will be supported where they would not have an unacceptable adverse impact on the amenities of the surrounding uses. This is reinforced through policies GP8 and GP9, which also require consideration to be given to visual impacts of the proposal.

The scaffolding, whilst visually unappealing, is located towards the rear of the site and is of little visual impact within the wider area.

The structure is however located close to neighbouring residential property. From the letter of representation it appears that although the structure has caused some nuisance, being unsightly and sometimes noisy, the property owners are willing to tolerate the structure for a little longer as long as it is removed at the time stated, Spring 2023.

The structure was initially put up to protect the unloading and storage of parcels whilst internal changes were made to the building. Had the internal works finished

on schedule the structure would have been removed, however, there have been numerous delays and the new scheduled finish is the end of March 2023, when the structure is now proposed to be removed.

Although the structure has been in place for a notable period, and does appear to be causing some disruption to neighbouring property, the retention of the structure for an extended timeframe of four months would facilitate the ongoing operation of the Post Office without unreasonable imposition on neighbouring property. It is however recommended that a condition be added to the decision to ensure the structure is removed.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 09/12/2022