

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 windows at 1st floor level to east and south elevations and relocate door to south elevation at ground floor level.

LOCATION: West Grass Hangers, La Planque Lane, Forest.

APPLICANT: ASG 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: 08/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/12/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates - 22 - 021 - 01A & 03.

Application Ref: FULL/2022/2197

Property Ref: H009160006

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.

Expiry Date: This permission will cease to have effect on 07/03/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the first floor office accommodation to be used only for purposes incidental to the principal use of the West Grass Hanger. It does not permit the creation of new office spaces independent of the principal use of the site as this would require a separate grant of planning permission and involve different planning policy considerations.

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/2022/2197
Property Ref: H009160006
Valid date: 08/12/2022
Location: West Grass Hangers La Planque Lane Forest Guernsey GY8 ODS
Proposal: Install windows at 1st floor level to east and south elevations and relocate door to south elevation at ground floor level.
Applicant: ASG 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.

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the first floor office accommodation to be used only for purposes incidental to the principal use of the West Grass Hanger. It does not permit the creation of new office spaces independent of the principal use of the site as this would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

West Grass Hanger is located within the Guernsey Airport Zone, to the west of the airport terminal building. The building is served by a private access road off Rue Des Landes and features existing office rooms at ground and first floor level. The building is located Outside of the Centres as designated in the Island Development Plan.

It is proposed to install windows first floor windows on the east and south elevations, and to relocate an emergency access door on the south elevation.

It is noted within the agent's letter dated 7th November 2022 that the rationale for the proposal is to provide natural light and ventilation to the existing first floor rooms within the aircraft hanger. Currently these rooms are served by natural light from the internal hanger and require mechanical ventilation.

Relevant History:

FULL/2018/3142	Replace existing "hi-fold" hangar door with new ""hydro swing"" door (north elevation).	Granted
----------------	---	---------

Existing Use(s):

Aircraft hanger building.

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:

Policy IP4 – Airport Related Development

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

Policy GP8 - Design

Policy GP9 - Sustainable Development

Conclusion/Brief comment:

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.

Policy OC3 sets out that proposals to alter existing industrial, storage and distribution or office premises will be supported and so there is provision for the works proposed.

Policy IP4 states that:

“Proposals relating to the operation or safety of the airport will be supported where it would ensure the continued effective, efficient and safe operation of the airport.

Proposals for development associated with airport related uses on airport land, immediately adjoining airport land or within close proximity to airport land will be assessed on a case by case basis depending upon the nature of use proposed and the impact of the development and supported where they would:

a. complement and support the efficient and effective operation of the airport; or,
b. enhance the contribution the airport makes to the economy through ancillary development.”

In light of the information submitted and provided the new office rooms are to be used ancillary to the principal use of the site, the development would support the operation of the airport. The works would enhance the quality of the internal environment for employees via the creation of new windows on the east and south elevations and would have no visual impact given that the site setback from public vantage points. The alteration to the fire escape door is also acceptable. Consequently, the proposal would complement the effective, efficient and safe operation of the airport for the purposes of Policy IP4 and complies with all other relevant policies in the IDP.

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

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 08/03/23

