

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: Camping and caravanning periods 2023.

LOCATION: La Bailloterie & Rue Mainguy Campsites, Rue Mainguy, Vale.

APPLICANT: Guernsey Camping Club

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: 16/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site plans (dated 19/01/2023).

Application Ref: FULL/2023/0111

Property Ref: C015780000+C022870000

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 camping periods at La Bailloterie and Rue Mainguy hereby approved shall be as follows:

6.00pm 28th April to 10.00am 2nd May at Rue Mainguy

6.00pm 26th May to 10.00am 4th June at Rue Mainguy

6.00pm 30th June to 10.00am 3rd July at La Bailloterie

6.00pm 7th Sept to 10.00am 10th Sept at La Bailloterie
6.00pm 29th Dec to 10.00am 3rd Jan 2024 at Rue Mainguy.

Reason - To enable the Authority to retain control over the use of the land.

Expiry Date: This permission will cease to have effect on 15/02/2026 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/2023/0111
Property Ref: C015780000+C022870000
Valid date: 19/01/2023
Location: La Bailloterie & Rue Mainguy Campsites Rue Mainguy Vale
Guernsey GY6 8NL
Proposal: Camping and caravanning periods 2023.
Applicant: Guernsey Camping Club

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 camping periods at La Bailloterie and Rue Mainguy hereby approved shall be as follows:

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6.00pm 7th Sept to 10.00am 10th Sept at La Bailloterie
6.00pm 29th Dec to 10.00am 3rd Jan 2024 at Rue Mainguy.

Reason - To enable the Authority to retain control over the use of the land.

OFFICER'S REPORT

Brief Description of the site:

This application is to use La Bailloterie camp site and Rue Mainguy Scout HQ site for a number of Guernsey Camping Club events.

Similar events have been run for several years at the La Bailloterie camp sites and more recently the Rue Mainguy Scout HQ, subject to dates being specified in advance.

This year a number of dates have been specified, using preferred sites at Rue Mainguy and La Bailloterie, generally between April and September, with one period in December/January.

The application letter states that if for any reason one of the preferred sites is not available, then an alternative campsite would be approached. Provided that the Authority is approached in advance with details it should be possible to agree this as a minor amendment to any permission granted.

Relevant History:

Similar applications have been granted on multiple occasions previously, most recently in January 2022 under reference FULL/2021/2540.

Existing Use(s):

Campsites – Sui Generis

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☐	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Policy OC8(B): Visitor Accommodation Outside of the Centres - Campsites

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The application proposes a number of periods between April and September, and a date in December/January on which The Guernsey Camping Club wish to hold club events.

The proposed application comprises approximately 23 nights over 2 campsites.

28th April to 2nd May at Rue Mainguy – estimated 40 units

26th May to 4th June at Rue Mainguy – estimated 50 units

30th June to 3rd July at La Bailloterie – estimated 50 units

7th Sept to 10th Sept at La Bailloterie – estimated 30 units

29th Dec to 3rd Jan 2024 at Rue Mainguy – estimated 20 units

The proposed periods are similar in date and number to previous years, and therefore it is not considered that this application would result in a greater effect on the amenity of neighbouring properties than has been approved in previous years and therefore is considered to be acceptable.

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: 15/02/2023