

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 lighting to repositioned zebra crossing.

LOCATION: La Couture, St. Peter Port.

APPLICANT: Traffic & Highway Services

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: 30/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Traffic & Highway Services: TS55/400A, /401 & /450.

Application Ref: FULL/2023/0214

Property Ref: A300030000

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 29/03/2026 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/2023/0214
Property Ref: A300030000
Valid date: 25/01/2023
Location: La Couture St. Peter Port Guernsey
Proposal: Install lighting to repositioned zebra crossing.

Applicant: Traffic & Highway Services

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.

OFFICER'S REPORT

Site Description:

Travelling north along La Couture from the Collings Road/Fosse Andre crossing there is a junction with the Water Lanes. At present there is a zebra crossing just to the south of the junction. The property is located in the St Peter Port Main Centre Outer Area and within a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2021/2427 - Alterations to roadside wall and remove section of hedge to create pedestrian footpath – Approved January 2022.

Existing Use(s):

Pedestrian crossing

Brief Description of Development:

This application is to install lighting to the replacement zebra crossing, which is to be located a little further to the north of the junction with Water Lanes.

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

GP4: Conservation Areas

GP8: Design

IP11: Small Scale Infrastructure

Representations:

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

- This planning application is proposing to put a new street lamp directly level with a neighbour's property and their bedroom window causing light pollution.
- The planning application doesn't specify the lumens of the proposed new street lamp so there is no way of knowing how bright it is going to be, but there are concerns because an article in the Press stated that people have complained, where new LED lights have been used opposite domestic properties elsewhere on the island, of being unable to sleep.
- The application does not specify what hours the lights are proposed to be illuminated for. Is it just during travel to and from school hours? There is

concern because it is understood that the crossing by Le Bouet is on from 5am to 11.30pm.

- The letter also suggests that the speed limit along La Couture is reduced in light of the repositioning of the zebra crossing.

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.

Traffic and Highway Services submitted information in reply to the letter of representation, which had been sent to them as well as the Authority;

'Traffic & Highway Services are currently in the process of upgrading all of Guernsey's Zebra Crossings so that they are in accordance with current accessibility and safety standards for pedestrians. This forms part of the Integrated Transport Strategy for the island. Providing street lighting not only increases the visibility of pedestrians it can also act as a visual cue to motorists to alert them that they are approaching a controlled pedestrian crossing (where pedestrians have priority over vehicles).

The proposed lighting is the same style as existing LED streetlighting used elsewhere on island, the lights at the crossing will be a slightly different hue (4000k) in order to provide contrasting light, which helps make the crossing stand out better to approaching motorists. The lumen output for these units is 5310 in total, these lights are installed with a 5 degree tilt in order to direct the light down onto the crossing and minimise light pollution onto surrounding properties.

La Couture is classed as a Traffic Priority Route, which is considered to be a fairly busy road, the lighting is specifically for the safety of pedestrians and, as the crossings could be used at any time during the hours of darkness, the lighting would remain on between dusk and dawn.

In regard to the speed limit query, La Couture is already situated within a 25mph road which is the standard speed limit currently in place for built-up areas across Guernsey (with the exception to some roads immediately adjacent schools). With the improvements that are planned to the crossing, THS considers that this is an appropriate speed for this area.'

The proposals are considered to be appropriate to keep the safety of pedestrians paramount.

As the proposals are only repositioning an existing zebra crossing, they are not thought to impact on the special quality of the character and appearance of the surrounding conservation area, nor will it impact on any of the neighbouring properties.

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: 29/03/2023