

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 covered area to courtyard to east (rear) elevation.

LOCATION: Cobo Fish And Chips, Cobo Coast Road, Castel.

APPLICANT: Cobo Fish And Chips

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: 04/04/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/02/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout Plan, Floor Plan and hand sketched annotated elevation (all dated 14/02/2023).

Application Ref: FULL/2023/0257

Property Ref: D015770000

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.Notwithstanding the submitted and hereby approved drawings, the exterior finish of the east elevation will be clad in white plastic cladding to match the adjacent building. The cladding is to be fitted within a month of the extension being completed and retained in perpetuity thereafter.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 03/04/2026 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/2023/0257
Property Ref: D015770000
Valid date: 14/02/2023
Location: Cobo Fish And Chips Cobo Coast Road Castel Guernsey
GY5 7UX
Proposal: Erect covered area to courtyard to east (rear) elevation.
Applicant: Cobo Fish And Chips

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. Notwithstanding the submitted and hereby approved drawings, the exterior finish of the east elevation will be clad in white plastic cladding to match the adjacent building. The cladding is to be fitted within a month of the extension being completed and retained in perpetuity thereafter.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The site comprises Cobo Stores and Cobo Fish and Chip shop, The fish and chip shop runs along the southern boundary. Cobo Coast Road runs along the west boundary, Route de Carteret runs along the north boundary and Courtil Cobo runs along the east boundary.

The property is located in the Cobo Local Centre as defined in the Island Development Plan.

Relevant History:

FULL/2021/1519 – Install signage to front (north) and side (west) of building – Approved September 2021.

Existing Use(s):

Retail use class 12: hot food take away.

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:

LC5: Retail in Local Centres

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

This application is to erect a covered area on the rear courtyard to the east of the building and remove the existing boundary wall.

The courtyard area is small and the proposed covered area will be a single storey infill to allow for more chip production to be carried out under cover. The hand drawn sketch shows a timber frame with plywood sides and corrugated iron mono-pitch roof.

The application was deferred to discuss the external finish of the extension, specifically the east elevation. Plastic cladding to match the cladding on the adjacent building will be used to help the extension integrate into its surroundings. This can be controlled by condition.

The proposals are at the rear of the area away from public view. The small size of the covered area is not considered to have any detrimental impacts on the character and appearance of the surrounding area, nor are they thought to affect neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The limited works to extend the existing chip shop can be supported because the proposals are of appropriate scale for the Cobo Local Centre and would not undermine the vitality of the Main Centres and they accord with all other relevant policies of the Island Development Plan.

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: 31/03/2023

