

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 canopies, alter carpark layout and install gates to west of building and install roller shutter door to west elevation.

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

APPLICANT: Guernsey Post Ltd

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: 05/07/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason: 4472 020 P2, 031 P2, 032 P1 & 033 P1,

Application Ref: FULL/2023/0665

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.

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 04/07/2026 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/2023/0665
Property Ref: A101930000
Valid date: 01/06/2023
Location: Envoy House La Vrangue St. Peter Port Guernsey
Proposal: Erect covered canopies, alter carpark layout and install gates to west of building and install roller shutter door to west elevation.

Applicant: Guernsey Post Ltd

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.

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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.

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 December 2022.

FULL/2022/1736 - Erect temporary scaffold structure to south elevation (retrospective) – Approved December 2022.

FULL/2022/1185 - Install standby generator to north of building – Approved November 2022.

FULL/2019/0879 - Variation to plans previously approved to re-surface existing car park and remove and replace hedging - Alter surfacing from Gridforce to tarmac – Approved May 2019.

Existing Use(s):

Guernsey Post Office and Sorting Office

Brief Description of Development:

This application is to alter the car park layout, reducing the amount of public car parking spaces and increasing the amount of postal worker car parking spaces. Erect covered car parking canopies over some of the staff parking and install some barriers to prevent the public from using the staff section of car parking. Lastly install a roller shutter door on the west elevation of the main building.

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

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

IP7: Private and Communal Car Parking

Representations:

We have been three letters of representation and the issues are:

- The current tarmac surface of the car park (where the trolleys are rolled over) is very noisy and the sound travels to the nearby residential properties. Consideration needs to be made to lessen this disturbance.
- The trolley wheels also need to be quieter as a lot of rattling is experienced.
- In respect of lighting, the nearby residents already suffer light pollution from the building (particularly at night) and have concerns about how the light will be distributed.
- Suggest hedging on south elevation (in addition to north elevation) also to minimise sound transference in to neighbouring properties.
- It should be considered that the disturbance from postal work on a Sunday has already been experienced.
- The postal workers are quiet - the equipment is not.
- It is our understanding that when the Post Office had permission to develop what was greenhouse land, one of the conditions was that the area now in question was to be a landscaped well maintained car park, with hedges and trees but always being respectful of the surrounding residential properties.
- Over the last 2 years this has not been the case and the car park has now become a working industrial site. We have endured noise and disruption now for some 19 months from the vans working under the scaffolding (previously erected without planning permission) and more recent workman, from the internal alterations of the main building, we have had generator going even on Saturdays and Sundays, angle grinding, sawing etc from early morning which has interfered with the neighbours enjoyment of their gardens as well as not being able to al-fresco dine, instead having to close doors and windows especially in this hot weather due to noise.
- The clanging noise from the loaded cages full of parcels being transported to the vans every morning from the main building (including Saturdays and sometimes on a Sunday) is unacceptable and it is my understanding that this is not now a car park as was originally intended and agreed.
- The vans themselves are quiet being electric but the reverse beeping is also constant. The number of vehicles will not be accommodated under cover with the proposed canopies and anticipate in due course the post office will replace the existing vehicles with larger ones especially as the volume of parcels coming into the island increases.
- The postal service, whilst we appreciate the work is carried out on a Saturday, it has been known to work early on a Sunday occasionally and

sometimes before 7 am. This is unacceptable to disturb peoples rest time so we would be grateful for assurances this will not become a regular occurrence.

Consultations:

The Office of Environmental Health and Pollution Regulation emailed the Authority to let us know that they had also received some noise complaints from the cages rolling out of the building and to the delivery vans. They are now directly liaising with Guernsey Post to monitor the noise levels. The issue of noise pollution in this instance is not directly linked to the proposals within this application. Therefore it is not within the Authority's scope to assess the application in regards to noise levels, as it shall be dealt with under the scope of the Office of Environmental Health and Pollution Regulation.

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.

The new roller door, the canopies and the barriers are not considered to cause any impacts to the character of the area, nor will the proposals have any detrimental impacts on the private amenity spaces of the nearby residential properties.

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

The issue of noise pollution, as noted by the letters of representation, is not directly linked to the proposals within this application. Therefore it is not within the

Authority's scope to assess the application in regards to noise levels, as it shall be dealt with under the scope of the Office of Environmental Health and Pollution Regulation.

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: 04/07/2023