

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 shed/store on agricultural land to west of outbuilding.

LOCATION: Sandpiper Vinery, Rue Des Heches, St. Pierre Du Bois.

APPLICANT: Mens Shed Guernsey

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: 02/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/04/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block plan and shed brochure page (dated 11/04/2023).

Application Ref: FULL/2023/0727

Property Ref: F000140000

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 01/06/2026 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/2023/0727
Property Ref: F000140000
Valid date: 11/04/2023
Location: Sandpiper Vinery Rue Des Heches St. Pierre Du Bois
Guernsey GY7 9AB
Proposal: Erect shed/store on agricultural land to west of outbuilding.
Applicant: Mens Shed Guernsey

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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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 site known as 'Sandpiper Vinery' is a large site to the south of Route de Plaisance and west of Rue des Heches. The south end of the site is covered with glasshouses, with the vehicular access above. The middle section of the site is now used as a bird farm and the north end of the site is covered with derelict glasshouses. The old packing shed, which is now the Man's Shed, is located above the southern glasshouses and to the southwest of the bird farm. The property is located Outside of the Centres and within the Agricultural Priority Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/0345 – Erect shed to east of site – Approved April 2022.

FULL/2019/1034 - Change of use of packing shed from horticultural (use class 28) to use as a community workshop/meeting place (sui generis) – Approve August 2019.

Existing Use(s):

Agricultural use class 28: Agriculture/Sui Generis (community workshop/meeting place).

Brief Description of Development:

This application is to erect a small 1.8m x 2.44m shed to the rear (west) of the Man's Shed to store all the tools for 'Specialist Mental Health Services' as they have use of the Men's Shed once a week and need a space to store their equipment.

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

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP8: Design

Representations:

There have been two letters of representation and the issues are:

- There are objection to the application for a new storage facility. The place is heaving with rubbish, dumped furniture and cars. If they cleared the site of this they simply wouldn't need any more space to hoard.
- There are concerns about the above application for further building development on this site, which already holds several large buildings and greenhouses. It is not clear from the Press Notification what the end purpose

of this possible development would be, nor whether it would be in sight of the main road or the lane, Rue des Heches.

- Concerns regarding new signage installed recently.

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.

This application is to erect a shed to the west side of the site, just behind the old packing shed, used by the Man's Shed charity. In partnership with the Man's Shed charity, Guernsey's Specialist Mental Health Services (GSMHS) uses the shed once a week to help members of the community with recovery and for well-being from mental health issues. The proposed shed would allow GSMHS to store their tools and materials separately from those belonging to the Man's Shed.

Policy OC5(A) supports development relating to the agricultural use of an existing agricultural holding. The use will be ancillary to the principle agricultural use, housing tools and materials to toil the land inside the glasshouses and there is not another structure on the site which could be used for the proposed use.

The proposals will improve the storage facility for GSMHS. It will allow GSMHS to leave their tools etc on site rather than have to bring them and then take them away every week following their time on site.

The shed is small in size and scale and is not considered to impact on the character and appearance of the surrounding area, nor will it have any effect on neighbour amenity because it will not be seen from any public vantage points. The scale of the proposal will not significantly intensify the onsite use.

The representations regarding the new signage on site do not relate to the development proposed within this application.

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: 02/06/2023