

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: Alteration to ground levels to alter existing model aircraft runway.

LOCATION: Land at Chouet Headland, Mont Cuet Road, Vale.

APPLICANT: Ronez Limited

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: 23/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Ronez: 02 (Site Plan), 05 (Proposed Landform) & 06 (Proposed Section).

Application Ref: FULL/2023/1126

Property Ref: C017440000

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.Prior to the commencement of works a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- i.Details of how the contractors will liaise with local residents to ensure that residents are kept aware of the proposed work and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- ii.A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management and site traffic.
- iii. Details of hours of works including all associated vehicular movements
- iv. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason - To protect the amenities of the surrounding area and nearby residents; To protect sensitive habitats.

5.No development shall begin until details of the proposed grass mix to be used on the extended area and any associated damaged areas have been submitted to and agreed in writing by the Authority. The specified areas shall be levelled and seeded in the first planting season following completion of the ground works.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

6.The public footpath located to the north-west of the site, located between the site and the shooting range in that direction, shall remain accessible during and after the construction works hereby approved.

Reason - To maintain public access and enjoyment of the area.

Expiry Date: This permission will cease to have effect on 22/11/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 4 above, it is advised that construction traffic should be kept to the edges of the plateau, to avoid damage to the existing short grassland habitat.

In respect of Condition 5 above, the grass seed should be a native coastal grass mix, predominantly of fescues and without wildflowers.

Scrub removal should be done outside of the bird breeding season (February-July inclusive).

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/2023/1126
Property Ref: C017440000
Valid date: 21/06/2023
Location: Land at Chouet Headland Mont Cuet Road Vale Guernsey
Proposal: Alteration to ground levels to alter existing model aircraft runway.

Applicant: Ronez Limited

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.

4. Prior to the commencement of works a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed

details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- i. Details of how the contractors will liaise with local residents to ensure that residents are kept aware of the proposed work and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- ii. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management and site traffic.
- iii. Details of hours of works including all associated vehicular movements
- iv. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason - To protect the amenities of the surrounding area and nearby residents; To protect sensitive habitats.

5. No development shall begin until details of the proposed grass mix to be used on the extended area and any associated damaged areas have been submitted to and agreed in writing by the Authority. The specified areas shall be levelled and seeded in the first planting season following completion of the ground works.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

6. The public footpath located to the north-west of the site, located between the site and the shooting range in that direction, shall remain accessible during and after the construction works hereby approved.

Reason - To maintain public access and enjoyment of the area.

INFORMATIVES

In respect of Condition 4 above, it is advised that construction traffic should be kept to the edges of the plateau, to avoid damage to the existing short grassland habitat.

In respect of Condition 5 above, the grass seed should be a native coastal grass mix, predominantly of fescues and without wildflowers.

Scrub removal should be done outside of the bird breeding season (February-July inclusive).

OFFICER'S REPORT

Brief Description of the site:

The application site is located on the western part of the Chouet headland, located on the raised land to the centre of that area, bounded by the current Green Waste site to the north-east, the Torrey Canyon quarry to the east/south-east and a pistol club/shooting range to the north-west. A public footpath runs around the perimeter of the headland.

The application site is located Outside of the Centres in the Island Development Plan, within an area safeguarded for mineral extraction, and permission has recently been granted to establish a new quarry within the eastern part of that designated area.

Relevant History:

FULL/2022/0443 Development of land to establish a new quarry (Phases 1 & 2 of mineral extraction) including demolition of dwelling, closure of Rue des Grands Camps, installation of plant, perimeter fencing and gates and removal of existing and installation of new facility buildings within the Mont Cuét reception area. Approved 17/10/2022

Existing Use(s):

Open area in use by Guernsey Model Flying Club

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

OC9 Leisure and Recreation Outside of the Centres
GP1 Landscape Character and Open Land
GP8 Design
GP17 Public Safety and Hazardous Development
IP5 Safeguarded Areas

Strategy for Nature Supplementary Planning Guidance

Consultation responses:

The Office for Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans for the extension of model aircraft runways at the above land which were received by email on 14th August 2023. I am concerned about the potential noise and dust impacts during the development. There are a significant number of vehicle movement proposed and whilst the nearest residential receptor is some distance away, I am concerned about the impact of these vehicle movements. As such I would recommend that the following condition is attached to the consent:

Construction Environmental Management Plan (CEMP)

Prior to the commencement of works a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- I. Details of how the contractors will liaise with local residents to ensure that residents are kept aware of the proposed work and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management and site traffic.
- III. Details of hours of works including all associated vehicular movements
- V. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

I would be grateful if these issues are considered during the determination of this application.

Guernsey Airport raise no objections.

The Office of the Director of Civil Aviation have no comment.

Health and Safety Executive raise no objections.

La Societe Guernesiaise comments as follows:

We would like to highlight that the mowed part of the plateau, as used by the model aircraft club, supports a relatively diverse grassland habitat. This has developed over recent years as a result of a fairly consist management regime. The short turf hosts a range of interesting species, such as Chamomile, indicative of short permanent

grassland. The Brown Argus butterfly recently colonised the island with this area being one of the first sites to host the species.

In contrast, the scrubby flanks of the plateau are of lower ecological value with a limited botanical assemblage, dominated by bracken, bramble and other rank growth. The vegetation supports some wildlife including nesting birds and provides a refuge for small mammals and invertebrates. Scrub is a locally common and increasing habitat.

Raising the levels to extend the runway areas would result in more short grassland being created at the expense of the scrubby habitat; overall this should lead to a net ecological gain in the long term. However we would make the following recommendations -

1. Scrub removal should be done outside of the bird breeding season (Feb-July incl.)
2. Damage to the existing short grassland should be kept to a minimum by restricting movement of heavy plant to the edges of the plateau - see attached for suggested access routes.
3. Vigilance for existing wildlife should be maintained throughout.
4. The newly extended area and any associated damaged areas should be levelled and seeded with an appropriate native coastal grass mix, predominantly of fescues and without wildflowers. La Societe can provide further assistance on this aspect.

Conclusion/Brief comment:

Permission is sought to regrade the area to the north of the existing runway used by the Guernsey Model Flying Club, using soils and overburden from the first phase of the recently permitted quarry operation located to the east of the site. Levels within the area would need to be raised by 1-2m to extend the existing 16mAOD grassland plateau c20-25m north, and the outer edges would be graded to marry with the surrounding topography. In support of the application it is explained that use of the current east-west runway will become redundant once quarrying operations commence on the land to the east, and it is therefore proposed to extend to the north to re-orientate/position the runways.

Policy OC9 supports works associated with existing outdoor leisure and recreation uses, where the built development is proportionate to the nature and scale of the use, the visual impacts can be mitigated to respect the character of the area and the site does not fall within an Agriculture Priority Area.

The area of regrading is proportionate to the existing area associated with the Model Flying Club and, taking into account the nature and relatively small scale of the works, together with the position on the headland, the proposals would not have any significant long term impacts in respect of landscape character, openness, visual or residential amenity. The extended area would be located in close proximity to an existing informal public path between the plateau and the weather station/shooting

range to the north-west, and the decision should be conditioned to ensure that path will be retained.

The application is supported by an ecological assessment, drawn from the Environmental Statement submitted as part of the application for the adjacent quarrying operation (ref FULL/2022/0443). The findings of that statement are corroborated by the comments received from La Societe Guernesiaise, who note that the proposal would result in an overall net gain in ecological terms, subject to certain recommendations (set out above) which can be addressed by condition/informative of this decision.

Short term impacts associated with the construction works, eg dust pollution and construction traffic, can be managed through provision of a Construction Environmental Management Plan, as requested by the Office for Environmental Health and Pollution Regulation. This would be expected to limit hours of operation to at least those associated with the operation of the adjacent quarry, which is conditioned to be 8am-6pm Monday-Friday, with no working on Saturdays, Sundays, or public holidays.

The approved quarrying operation within the safe guarded area relates to Phases 1 & 2 only, and would be located to the east of the application site. The development put forward under this application is proposed by the quarrying operator and would not prejudice implementation of the approved phases of operation. The site could form part of a potential Phase 3 of operations, projected to be considered in approximately 15 years. Any such operation would however need strategic approval by the States of Guernsey and would be subject to a further application for planning permission. The current development would not prejudice any such future development within the safeguarded area. The proposal would therefore accord with Policy IP5.

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: 22/11/2023

