

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 signage across site.

LOCATION: Grow Ltd, Les Petits Quartiers, Coutanchez, St. Sampson.

APPLICANT: Grow 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: 13/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/08/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates Ltd: 21-004-30A, Grow External Signage document dated 20-7-23 and table of signs received 28/07/2023.

Application Ref: FULL/2023/1351

Property Ref: B01361B000

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 12/11/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The CCTV sign situated on the wall to Verte Rue does not benefit from planning permission and does not form part of the consideration of this application. The sign should therefore be removed from the site within 28 days of the date of this decision notice or an application for planning permission submitted within the same timeframe. If this matter is not addressed within the specified timeframe the matter may be referred to Planning Enforcement for further investigation.

For the avoidance of doubt, the signage to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2023/1351
Property Ref: B01361B000
Valid date: 23/08/2023
Location: Grow Ltd Les Petits Quartiers Coutanchez St. Sampson
Guernsey GY2 4GE
Proposal: Erect signage across site.

Applicant: Grow 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).

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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.

INFORMATIVES

The CCTV sign situated on the wall to Verte Rue does not benefit from planning permission and does not form part of the consideration of this application. The sign should therefore be removed from the site within 28 days of the date of this decision notice or an application for planning permission submitted within the same timeframe. If this matter is not addressed within the specified timeframe the matter may be referred to Planning Enforcement for further investigation.

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OFFICER'S REPORT

Brief Description of the site:

The site is accessed on its south boundary from Verte Rue, a one-way lane, and is located Outside of the Centres and is the subject of no other designation under the Island Development Plan. The site adjoins residential properties to the north, east and west.

The site has recently undergone redevelopment with new glasshouses, and a number of buildings to support its use by Grow Ltd who have occupied the site for charitable purposes since the early 1980s.

The application relates to the installation of signage across the site.

1. 2 x main entrance signs one on the corner of Verte Rue and La Route Des Capelles and the other at the site entrance (1000mm x 2000mm)
2. Bus layby sign on La Route Des Capelles (500mm x 1000mm)
4. Main entrance sign on canopy (1000mm x 2000mm)
5. Main directional sign (retrospective) (1000mm x 1500mm)
8. Minor signage – 8.1 staff only and 8.2 Drop off only (350mm x 500mm)

The following signs would not require planning permission in this particular case:

3. a and b – opening hours signs would not require planning permission if they do not exceed 350mm x 350mm
- 4.1 – welcome sign does not require planning permission
- 6, 6.1, 6.11, 6.12, 6.2a, b and c – specialist building signs each 500mm x 500mm – do not require planning permission
- 7 – hospitality training centre directional sign adhered to the glass would not require permission
- 10 a – c – are, as noted on the application drawings, exempt

Signs erected under the greenhouse canopy as noted at the time of the officer site visit do not require planning permission.

The External Signs Visuals document refers to 8 x standard disabled parking place signs which corresponds with the eight accessible parking spaces on site. These are described as being mounted on concrete posts. These are not shown on the application drawings as being part of the application or exempt works but are deemed not to require permission by the DPA.

9 – water tower sign previously approved

Relevant History:

FULL/2023/1093 – Variation to plans previously approved for replacement glasshouse, one and two-storey buildings, alterations to vehicular access, parking and creation of a bus layby and change of use from UC28 to UC19 - erect walls to create bins storage area to east boundary, install bollards and alterations to vehicle access and parking area. (retrospective).

Approved 24-07-2023

FULL/2022/0884 - Variations to plans previously approved to demolish existing and erect replacement glasshouse and 1 and 2 storey buildings. Alter vehicular access and parking and create bus layby. Change of use from horticultural (Use Class 28) to non-residential training centre (Use Class 19) - Alter fenestration at 1st floor level to west elevation of building and relocate water storage.

Approved 15-06-2022

FULL/2022/0602 - Install render system to water tower and erect non-illuminated signage to east elevation of water tower.

Approved 02-08-2022

FULL/2021/2486 - Relocate and alter existing potting shed and erect bus shelter to layby to east boundary.

Approved 23-03-2022

FULL/2021/1173 - Variations to plans previously approved to demolish glasshouses and outbuildings, erect replacement glasshouses and 1 & 2 storey buildings, create new and alter existing vehicular access and create parking area - Increase floor area, install external staircase, solar panels and alterations to fenestration of Crew building, install solar panels and rooflights to Hospitality building and relocate glasshouse 1000mm to east.

Approved 19-08-2021

FULL/2020/1563 - Demolish glasshouses and outbuildings, erect replacement glasshouses and 1 & 2 storey buildings, create new and alter existing vehicular access and create parking area.

Approved 11-12-2020

Existing Use(s):

Sui-generis

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:

Island Development Plan policies:

OC2 – Social and Community Facilities Outside of the Centres

GP8 – Design

IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Having regard to the design, position and appearance of the signs proposed and the nature of the site operation the signs proposed are considered to represent a good standard of design that will not result in harm to the character of the locality, residential amenity or highway safety.

A CCTV sign was situated on the wall facing Verte Rue when the site visit for the application was undertaken. This requires permission but has not been incorporated in the revised submission but an informative note may be placed on this decision notice in order to highlight that the sign should be removed or an application submitted for its retention within a specified timeframe.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

In view of the above it is recommended permission is granted for the signage proposed.

Recommendation:

Grant with Conditions

Date: 13/11/2023

