

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 single storey outbuilding/workshop to north boundary (temporary 3 year period).

LOCATION: Guernsey Institute, Rue Coutanchez Campus, Route des Coutanchez, St. Peter Port.

APPLICANT: The Committee For Education Sport And Culture

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: 20/09/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/08/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Associates: 2350 03.01B, 02B

Application Ref: FULL/2023/1394

Property Ref: A10143E000

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.The building hereby permitted shall be fully removed and the land restored to its former condition on or before 19/09/2026.

Reason - The development proposed is unsuitable for a permanent permission having regard to the nature of the work and the allocation of the site for housing under Policy MC2 of the Island Development Plan.

Expiry Date: This permission will cease to have effect on 19/09/2026 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/2023/1394
Property Ref: A10143E000
Valid date: 03/08/2023
Location: Guernsey Institute Rue Coutanchez Campus Route des
Coutanchez Route des Coutanchez St. Peter Port Guernsey
GY1 2TT
Proposal: Erect single storey outbuilding/workshop to north boundary
(temporary 3 year period).
Applicant: The Committee For Education Sport And Culture

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.

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4. The building hereby permitted shall be fully removed and the land restored to its former condition on or before 19/09/2026.

Reason - The development proposed is unsuitable for a permanent permission having regard to the nature of the work and the allocation of the site for housing under Policy MC2 of the Island Development Plan.

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

The site is located to the southwest of the corner of Route des Coutanchez and Pitronnerie Road. The area for the proposed temporary structure is to the north of the site, which is a campus of The Guernsey Institute. To the east of the site are two residential dwellings, to the south is the car park of the campus, to the east is the campus building and to the north an open field. The open fields to the north and east and the site itself are within an area assigned in the Island Development Plan for Housing Allocation.

Relevant History:

FULL/2023/1352 – Erect single storey covered canopy area to south elevation of building – Approved September 2023.

FULL/20022/0025 - Erect single storey and two storey module classrooms, storage container, create vehicle access and parking area to north of site (for temporary period) - Approved March 2022

Existing Use(s):

Public amenity use class 19: non-residential establishments.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

Consultations

The Office for Environmental Health and Pollution Regulation.

'I have reviewed the proposed plans for the erection of a workshop to the north boundary for a period of 3 years, which were received by email on 23rd August 2023 and

I do not wish to raise any objections to the proposals.

This comment is provided on the basis that the activities that will be undertaken in the workshop are already taking place on the site in an outdoor area.'

Conclusion/Brief comment:

This application is to erect a single storey outbuilding/workshop to the north boundary of the site for a temporary three year period. The building is proposed to provide an enclosed area for larger carpentry work, partially due to an influx of carpentry students. In the long term this requirement will be addressed within the refurbished College building and therefore the structure is only required on a temporary basis.

The proposed structure is 12.5m x 10m and will be situated along the north boundary between the ramp to the staff car park and the area where the Euro bins and Recycling is stored. There will be 14m between the building and the boundary with the nearest neighbouring properties.

The proposals are of acceptable design for a temporary structure and, in the proposed location and the context of the main building, the design, scale and massing of the new structure is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impacts on any of the immediate neighbours.

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.

A Development Framework has not yet been approved for the housing allocation area and, as the proposal is for a limited timeframe, approval would not prejudice the future development of the housing allocation area.

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: 20/09/2023

