

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: Variations to plans previously approved to convert mill into dwelling
- Weatherproofing of observation decks, including new roof covering, addition of cladding and installation of windows; alterations to windows at fourth floor level (Protected Building).

LOCATION: Vale Mill, Hougue Du Moulin, Vale.

APPLICANT: Vale Mill 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: 24/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/09/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Ltd - 2962 CD/05B, CD/06C, CD/07D & CD/09D.

Application Ref: FULL/2023/1551

Property Ref: C003700000

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 new window frames to be installed in the extended apertures at fourth floor level shall match the frame details approved for the new windows in the apertures on the levels below.

Reason - To make sure that the works are carried out in a way which retains the character and special interest of the protected building.

5.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/08/2020, issued under planning application reference FULL/2020/0135, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 23/11/2026 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/2023/1551
Property Ref: C003700000
Valid date: 15/09/2023
Location: Vale Mill Hougue Du Moulin Vale Guernsey GY3 5NQ
Proposal: Variations to plans previously approved to convert mill into dwelling - Weatherproofing of observation decks, including new roof covering, addition of cladding and installation of windows; alterations to windows at fourth floor level (Protected Building).

Applicant: Vale Mill 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. The new window frames to be installed in the extended apertures at fourth floor level shall match the frame details approved for the new windows in the apertures on the levels below.

Reason - To make sure that the works are carried out in a way which retains the character and special interest of the protected building.

5. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/08/2020, issued under planning application reference FULL/2020/0135, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

OFFICER'S REPORT

Brief Description of the site:

The application site includes the mill building and the area of land to the west which is presently gravelled and used for parking, in addition to providing access to the field to the north and residential properties to the east. The site also includes the quarry and surrounding land to the west, which has permission to be used for domestic purposes ancillary to any residential use of the mill. The field to the north and one of the residential properties to the east also fall within the ownership of the applicant, but do not form part of the application site.

The mill is bounded by a terrace of 8 back-to-back 2 storey cottages immediately to the east. Those cottages benefit from amenity space to the north and parking to the east of the block, but also have parking areas immediately to the north and south of the mill building.

The application site is otherwise bounded by roads to the south, west and north, with the nearest residential properties located on the opposite side of those roads.

The mill was removed from the Protected Monuments List and entered on to the Protected Buildings list on 07/09/2018. The whole of the Vale Mill is a protected building, Grade B. The building is a typical, although rare in the context of Guernsey, surviving example of a mid-19th century stone tower mill. There is good survival of external fabric and fenestration pattern, although the interior has been substantially altered especially during the Occupation, which adds to its interest. The mill forms a landmark when viewed locally and from the surrounding area, and thus contributes highly to the setting and landscape of the immediate vicinity and beyond. The mill has

an association with the Island's agricultural past, as well as the impact the occupying forces had on some of Guernsey's historic buildings and comprises a navigational mark.

The application site is located Outside of the Centres in the Island Development Plan, on the north-west edge of the Bordeaux conservation area. The mill building, adjacent cottages, surrounding hard landscaping and field to the north fall within the conservation area and the quarry to the west falls outside of that designation.

Relevant History:

FULL/2020/0135 Convert mill to dwelling house including alterations to fenestration, erection of two storey glazed entrance extension, construction of underground extension from mill to quarry face; Create cantilevered terraces and pathway around quarry; Install floating pontoon and summerhouse in quarry; Widen vehicular access, lower roadside wall and erect fence to south boundary (Protected Building). Approved 14/08/2020

Existing Use(s):

Mill – conversion works underway.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development

Conclusion/Brief comment:

The current application seeks to vary the works previously approved, weatherproofing the observation decks through the application of lead, laying of a new roof covering and installation of windows, and reinstatement of the former fourth floor window apertures.

The weather proofing of the observation decks is required to protect the fabric of the protected building, and the installation of windows within the observation slits would protect against the elements, whilst also securing the building from birds. The materials, detailing and positioning of the windows has been justified and, provided

the windows are of the quality and colour indicated in the submitted material, any harm arising to the special interest of this protected building would be outweighed by the reasonable aspirations of the property owner.

The reinstatement of the former openings at fourth floor level and installation of larger windows to match those on the levels below, would also meet the terms of Policy GP5.

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: 20/11/2023

