

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: Create ancillary waste storage area to east of site (retrospective).

LOCATION: G4S House, Lowlands Industrial Estate, Braye Road, Vale.

APPLICANT: G4S Secure Solutions Guernsey 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: 17/10/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/09/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site location plan & Plan view of proposed waste management area.

Application Ref: FULL/2023/1588

Property Ref: C00742A000

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 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 16/10/2026 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/2023/1588
Property Ref: C00742A000
Valid date: 13/09/2023
Location: G4S House Lowlands Industrial Estate Braye Road Vale
Guernsey GY3 5XH
Proposal: Create ancillary waste storage area to east of site
(retrospective).

Applicant: G4S Secure Solutions Guernsey 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 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.

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

Lowlands Industrial Estate is located on the south side of the Braye Road and the application relates to the northern of the two units in the south eastern corner of the estate, known as the Lowlands Building.

The site is located within the St Sampson Main Centre Inner Area in the Island Development Plan.

Relevant History:

FULL/2018/2235	Change of use of part of building from archive use to a secure facility for G4S; Replace door.	Granted 30/01/2019
FULL/2016/0611	Form new door opening and install fire door.	Granted 22/03/2016
FULL/2015/2315	Install gas storage units to rear of building.	Granted 17/11/2015
FULL/2015/1727	Erect 6 Solar lights	Granted 19/08/2015
FULL/2014/3482	Install new heat recovery unit on West elevation	Granted 05/02/2015
FULL/2014/1156	Alterations to fenestration on North, West and South elevations.	Granted 09/06/2014
FULL/2014/0655	Change of use of part of ground and first floor to office (use class 22) with ancillary storage.	Granted 04/04/2014

Existing Use(s):

Mixture of uses – 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:

- MC5(B): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – outside of the Key Industrial Areas and Key Industrial Expansion Areas;
- GP8: Design;
- GP9: Sustainable Development;
- IP7: Private and Communal Car Parking;

- IP9: Highway Safety, Accessibility and Capacity.

Consultations:

The States Office of Environmental Health and Pollution Regulation by letter dated 11th October 2023 stated the following:

"I have reviewed the proposed plans to Create ancillary waste storage area to East of site (retrospective) at G4S House Lowlands Industrial Estate Braye Road Vale by G4S Secure Solutions Guernsey Limited which were received by post on 19th September and I do not wish to raise any objections to the proposals.

A Waste Management License application for the site was received 22nd September 2023

by The Office of Environmental Health and Pollution Regulation. Consultation will commence shortly, and further processing of the application will take place pending planning decision of FULL/2023/1588."

Conclusion/Brief comment:

Retrospective planning permission is sought to create an ancillary waste storage area to store waste associated with the main use of the building. The storage areas have been created to the east (rear) of the main building and a separated from the remainder of the site by Heras type fencing. The smaller of the two areas measures 32m² and stores new and waste refrigerant gas stored in two metal cages. The second storage area measures 72m² and stores a mixture of waste sorted and stored in either large wheelie bins or metal skips. The waste will be stored in the designated areas prior to collection for disposal.

Planning permission was previously granted to store gas cylinders to the rear of the site (FULL/2015/2315), the storage areas the subject of this application are in addition to this storage area.

The nearest residential properties that may be affected by the development are situated along La Hougue Valle/Vale Avenue. However, given that the boundary screening comprises a mixture of walls, trees and hedgerows at a minimum height of 2m, it is considered that any detrimental effects would not be so substantial to warrant the refusal of planning permission.

The storage units will be seen in context with the industrial/commercial nature of the site and will be unseen from Vale Avenue or La Route Du Braye. Any impact on the visual appearance of the surrounding area would be minimal.

No objection has been received from the State's Office of Environmental Health and Pollution Regulation. The proposal is therefore acceptable from a public safety perspective.

Sufficient car parking space will remain at the site and the loss of any vehicle parking would not cause substantial harm to highway safety.

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. For the reasons contained within this report the scheme complies with the relevant policies of the IDP.

Recommendation:

Grant with Conditions



Date: 17/10/2023