

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: Convert packing shed and boiler house into a dwelling and associated works.

LOCATION: Les Portes Vinery, Le Portes, St. Sampson.

APPLICANT: Aladdin Holdings Ltd

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: 05/12/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7040-01 C1, C2, C3A & C4A

Application Ref: FULL/2023/1876

Property Ref: B014080000

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 glasshouses to be demolished shall be carefully dismantled, all material removed from the site, and the land laid to grass before the first occupation of the dwelling hereby permitted.

Reason - To ensure the removal of the glasshouses and reinstatement of the land, so as to be capable of being used for agricultural purposes, this having been relied upon as partial justification for the proposed development.

5. Prior to the commencement of any work in connection therewith a full landscaping scheme for the new garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/2024:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.
- iv) inclusion of the biodiversity enhancements detailed in the Environment Guernsey Biodiversity Statement dated 27 April 2023, including bird and bat boxes.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following the grant of consent (by 31st March 2025). Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted. The bird and bat boxes shall be retained in perpetuity.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

7. (i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of band c below, however, this will all be confirmed in writing).

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with guidance as set out in Land Contamination Risk Management (LCRM) and 8510175:2001 +A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

Expiry Date: This permission will cease to have effect on 04/12/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With respect to Condition 7, the phased risk assessment should be carried out also in accordance with the relevant procedural guidance and policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-riskmanagement>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats and birds may be roosting or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2023/1876
Property Ref: B014080000
Valid date: 24/10/2023
Location: Les Portes Vinery Le Portes St. Sampson Guernsey
Proposal: Convert packing shed and boiler house into a dwelling and associated works.
Applicant: Aladdin Holdings Ltd

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 glasshouses to be demolished shall be carefully dismantled, all material removed from the site, and the land laid to grass before the first occupation of the dwelling hereby permitted.

Reason - To ensure the removal of the glasshouses and reinstatement of the land, so as to be capable of being used for agricultural purposes, this having been relied upon as partial justification for the proposed development.

5. Prior to the commencement of any work in connection therewith a full landscaping scheme for the new garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/2024:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.
- iv) inclusion of the biodiversity enhancements detailed in the Environment Guernsey Biodiversity Statement dated 27 April 2023, including bird and bat boxes.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following the grant of consent (by 31st March 2025). Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted. The bird and bat boxes shall be retained in perpetuity.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

7. (i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of band c below, however, this will all be confirmed in writing).

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with guidance as set out in Land Contamination Risk Management (LCRM) and 8510175:2001 +A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

INFORMATIVES

With respect to Condition 7, the phased risk assessment should be carried out also in accordance with the relevant procedural guidance and policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-riskmanagement>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats and birds may be roosting or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The application site is a redundant glasshouse site which is situated to the north of Les Portes. The site includes thirteen spans of glass, a blockwork building with a

corrugated roof which was a former boiler house, a fuel tank and a timber clad packing shed. The site is located Outside of the Centres as defined by the Island Development Plan. The site is not within an Agriculture Priority Area.

Relevant History:

FULL/2018/1580 – Convert packing shed and boiler house into dwelling - Approved 04/12/2018.

Existing Use(s):

28 Agriculture

Brief Description of Development:

Planning permission is requested to extend and convert a blockwork boiler house and packing shed to a one bed dwelling including the creation of associated domestic curtilage and a parking area. The conversion of the building involves demolishing a chimney and fuel tank, installing a replacement zinc roof, alterations to fenestration and the erection of a pitched roof linking extension between the two buildings. The application includes the demolition of all the existing glasshouses and proposes to revert the remaining land to agricultural fields.

The application is accompanied by a Structural Engineering appraisal of the existing building.

This application is the same proposal as the previous FULL/2018/1580 which has now lapsed.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Policy OC1 – Housing Outside of the Centres
Policy OC7 – Redundant Glasshouse sites
Policy GP1 – Landscape Character and Open Land
Policy GP8 - Design
Policy GP9 – Sustainable Development
Policy GP15 – Creation and Extension of Curtilage
Policy GP16(A) – Conversion of Redundant Buildings
Policy IP7 – Private and Communal Parking
Policy IP9 – Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation have made the following comments:

*I have reviewed the proposed plans for the conversion of a former boiler house and packing shed to create a residential dwelling at the above site.
I have interrogated Guernsey Historic Maps, Historic Orthophotos and Cadastre Registry of Land, which show there were once heated greenhouses at the site. There is consequently the potential for the land to be contaminated. I would therefore recommend that the following condition is attached to any consent granted for this application:*

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by Planning Services: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of band c below, however, this will all be confirmed in writing).

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and 8510175:2001 +A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and *unless otherwise agreed in writing by Planning Services,*

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, *unless otherwise agreed in writing by Planning Services,*

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to Planning Services verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of Planning Services in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c."

Informatives/ Advice Notes

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-riskmanagement>.

Summary of Issues:

- Redundancy of building
- Whether the principle of conversion for new housing is acceptable,
- Design and impact of the development on the landscape character and appearance of the area,
- The impact of the development on amenity,
- Road safety and traffic management,

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The proposal relates to the conversion of a building and the creation of associated domestic curtilage. In principle policy OC7 provides a gateway for such development of redundant glasshouse sites, provided that the land in question is not within an Agriculture Priority Area (APA), the site would not contribute positively to a wider

area of open land and the development accords with policies GP15 and GP16(A) of the IDP.

The land is not within an APA and the application documents state that the redundant glasshouses will be demolished and the land cleared and left capable of being put to agricultural purposes, which would be a positive benefit that would accord with the aims of Policy OC7. A condition requiring this to be carried out before the first occupation of the dwelling could reasonably be imposed.

The application proposes the clearance of the site in order that the majority of the land can be returned to agricultural use. With a section of approx. 930m² converted to garden for the new residential unit created. This aspect will be assessed against Policy GP15 further below and the Strategy for Nature SPG.

Policy OC1 provides for new housing Outside of the Centres only where it is achieved through the subdivision of an existing dwelling or the conversion of a redundant building. As this application proposes the conversion of a redundant packing shed and boiler house, the principle of residential development on this site is considered acceptable in the context of Policy OC1.

Policy GP16(A) provides for the conversion of redundant buildings subject to meeting the requirements of a number of criteria. Each has been addressed in turn below;

Policy GP16(A) states that *the conversion of an existing building will be supported where:*

a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose; and,

The glasshouses have clearly not been used for horticultural purposes for some time and the agent advises that the building is no longer required in connection with the adjacent vinery. On this basis it is accepted that the buildings are redundant.

b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses; and,

The application proposes the establishment of a single residential unit.

c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding; and,

The application is accompanied by a Structural Engineering appraisal of the buildings. The report acknowledges that there are a number of cracks within the concrete

blockwork walls that form the boiler house. However it is advised that the walls of the boiler house are in good condition and that the cracks are historic and not the result of foundation movement. It is stated in the report that *'the existing structure to both the boiler house and the packing shed is free from any evidence of any significant foundation movement, and whilst the masonry to the boiler house has some cracking and displacement I am of the opinion that this is as a result of thermal movement from the original boiler and lack of restraint to the gable wall. Both of which can be repaired through repointing and the provision of ties.*

The timber frame structure to the packing shed is in good order and does not exhibit signs of any significant structural defects.

Whilst it is accepted that there will be works required to the existing structure by way of localised repair, timber treatment, and supplementary structural timber framing the existing structure with improvement will be capable of the development indicated on the PF+A drawings.'

Building Control was consulted on the previous application (FULL/2018/1580) and noted that based on the findings of the structural report no objection was raised to the proposed conversion of the buildings to a dwelling. It is therefore concluded, as previously, that the proposed structural works are not significant and the information submitted is sufficient to demonstrate that the buildings are of sound and substantial construction and do not require extensive rebuilding or alteration. The demolition of the chimney, replacement of the roofs, alterations to the fenestration and modest pitched roof linking extension would not amount to extensive alterations.

The two buildings have a total footprint of approximately 75m² which significantly exceeds both the Guernsey minimum accommodation standard for a two-person dwelling (35m²) and also the UK best practice standard of 50m².

d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced; and,

e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area; and,

There are no protected buildings within the immediate vicinity and the existing building has no particular architectural merit.

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape; and,

The impact of the development on the character and openness of the landscape is an important consideration in this case (Policies GP15 and GP16(A)). In addition,

Policy OC7 requires the site to be laid out to achieve the most effective and efficient use of land and the least negative visual and amenity impacts. In these respects, the clearance of the glasshouse, fuel tank and chimney are welcomed and would open up views across agricultural land to the benefit of the character and openness of the surrounding landscape. Details of the clearance of the glasshouses and the restoration of the agricultural land could be dealt with by condition. The proposal improves visual access to open and undeveloped land and would have no unacceptable impacts on the character and openness of the landscape, in accordance with Policies GP15, GP16(A) and OC7.

g. the conversion would not require more than modest extension to the existing building for it to be achieved; and,

The scale and significance of the single storey pitched roof linking extension is considered to be modest and reasonable.

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

The distance between the proposed dwelling and neighbouring residential properties is sufficient to safeguard the amenities of neighbouring residents. There is likely to be a limited use of the track and access, it is therefore unlikely that the proposed development will cause any significant adverse impact on neighbouring amenity. The proposed use of the site for a 1 bed dwelling and an agricultural field is unlikely to generate a significant amount of vehicle movements to and from the site. The proposal would have a limited impact on road safety and traffic management within the area (IP9).

The proposed dwelling includes adequate parking and amenity space. The proposal would provide a satisfactory living environment for the occupiers of the dwelling.

Strategy for Nature

Since the previous grant of consent there is now a requirement for all applications involving the change of use of agricultural land to domestic garden to be accompanied by information demonstrating environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted.

A Biodiversity Statement has been provided which includes proposals for native species planting, earthbank, bat/bird boxes and the creation of a wildflower meadow. This will be conditioned to be secured and will provide the required biodiversity enhancements necessary.

The Biodiversity Statement indicates that the site is known to be a habitat for nesting birds and the site is in an area which has a potential for bat roosts. For this reason, an informative note has been added regarding this.

Summary

The conversion of the buildings to a dwelling and the clearance of the remainder of the redundant glasshouse site represents an effective and efficient use of the land. The single storey accommodation provides flexible and adaptable accommodation, and the proposal accords with Policy GP8. The conversion of the building includes installing internal insulation and modern windows/doors and information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The comments of The Office of Environmental Health and Pollution Regulation are set out in full above. Due to the former use of the site, there are concerns about the potential for contaminated land and it is recommended that investigations and if necessary, remediation works are undertaken to address this.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would not impact on any protected buildings, trees, monuments or on any Sites of Special Significance.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 04/12/2023

