

FAST TRACK APPLICATION REPORT

Application No: FULL/2023/2479

Property Ref: J009630000

Valid date: 18/12/2023

Location: La Villette Substation Rue De La Villette St. Martin Guernsey

Applicant: Guernsey Electricity Limited

Proposal: Install a secondary substation with GRP enclosure to south of site.

RECOMMENDATION

Grant: Planning Permission with Conditions:

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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

INFORMATIVES

FAST TRACK OFFICER'S REPORT

Site Description:

The site is on the west side of Rue de la Villette and is a triangular piece of land, which is grassed and is a public piece of land, and lies southwest of La Villette Hotel. There is a large detached property to the west and smaller detached residential properties to the south and east across the road. An electrical substation is located in the southwest corner of the site. The site is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2013/1540 - Erect replacement high voltage substation – Approved July 2013.

Existing Use(s):

Public open land, with electrical substation to south of land.

Brief Description of Development:

This application relates to the installation of a secondary substation with GRP enclosure to south of site.

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

GP8 – Design

IP6 – Transport Infrastructure and Support Facilities

Representations:

Two letters of representation have been received and the issues are:

- The size and position of this building would require it to be built into the granite bank where the current hedge exists. This would also mean that a large part of the bank would require to be dug out for the footings/slab, thus causing possible land movement or subsidence on the side of the neighbouring property or driveway in the future.
- The proximity of this substation to the neighbours property, may also give potential issues with noise.
- The upkeep of the hedge and bank on the substation side would be impossible, as there would be no access around the whole of the building.
- Should the hedge be removed (already diseased and dying) then we will have this unsightly building standing tall above the neighbours low granite wall.

- The building would appear so much bigger than the existing one due to its position. It would also be very unsightly from the public roadside and passing traffic.
- The current substation was built not so many years ago but obviously not with enough foresight to be built large enough for the future requirements. There's considerable cost involved to do these projects and yet the building is neglected, ie, weeds growing out of the gutters and generally untidy, along with the area of land surrounding the substation. A secondary substation would just exacerbate the problems!
- The proposal is sited in a prominent position on a green space within an attractive hamlet of farmhouses and a manor house. The original primary substation is an eyesore without any attempt to blend in with its context and no thought has been put into its design. It could be a garage. It is the first thing that one sees driving down La Villette Road and spoils the approach into this picturesque setting.
- The application for this primary substation included shrubs to act as a visual screen but these have never been planted. Simply carrying out the planting scheme and toning down the harsh white painted render would help.

Consultations:

The Office of Environmental Health and Pollution Regulation.

'I have reviewed the proposed plans for Rue De La Villette and there is an issue of concern that I must raise. Due to the nature of a substation being plant machinery which can emit low frequency tones, I am inclined to recommend the following condition.

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.*

I would be grateful if these issues are considered during the determination of this application.'

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

The application is acceptable in relation to the above policies and other material planning considerations.

The proposed substation is located away from the bank and there are no concerns about foundations.

Environmental Health were consulted on the issues of noise and they have requested a condition be added to the decision to ensure the neighbours are not affected by noise pollution.

The amenity of the area is not considered to be affected by the secondary substation as the surround is to be a colour which will blend in much better than the existing block built primary substation.

The primary substation is not part of this application and cannot be assessed regarding amenity or lack of screening.

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 30/01/2024