

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: Install benches, picnic table, table tennis table and ornamental feature to existing hardstanding area.

LOCATION: Trafalgar Court, Les Banques, St. Peter Port.

APPLICANT: LPE 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: 08/03/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/01/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch Plus Ltd: 183-3-301A & Table tennis table detail and specification sheets (all date stamped received 31/01/2024)

Application Ref: FULL/2024/0144

Property Ref: A104700000

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.

Expiry Date: This permission will cease to have effect on 08/03/2027 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/2024/0144
Property Ref: A104700000
Valid date: 31/01/2024
Location: Trafalgar Court Les Banques St. Peter Port Guernsey GY1 3EZ
Proposal: Install benches, picnic table, table tennis table and ornamental feature to existing hardstanding area.

Applicant: LPE 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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises part of the public realm area situated to the rear of existing office buildings forming part of the Admiral Park complex. Surrounding the site the area comprises a multi-storey car park to the north, office buildings to the east and west, with a retail building to the south.

The site is situated in a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2016/2394	Fell 4 pine trees and replace with 4 turkey oak trees on north boundary of Elizabeth Avenue.	Granted 09/12/2016
PAPP/2001/2758	Vary works previously approved to construct an office block.	Granted 17/10/2001
PAPP/2001/2628	Bouet Redevelopment - Erect a multi-storey car park.	Withdrawn 20/08/2001
PAPP/2001/0212	Vary works previously approved to construct an office block	Granted 15/05/2001
PAPP/2000/4584	Vary works previously approved to construct an office block	Granted 27/12/2000
PTFR/2000/3094	Bouet Redevelopment - Erect an office block with associated landscaping	Granted 14/11/2000

Existing Use(s):

Office, Multi-Storey Car Park and landscaped/public realm area

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:

GP8: Design;
GP18: Public Realm

Conclusion/Brief comment:

Planning permission is sought to alter an existing public realm area situated to the rear of the existing office building known as Trafalgar Court.

At present the area comprises a semi-circular sucken area lined with trees, with stone rock setts towards the middle. As part of the proposal the area of the site, all trees and street lights will remain as per the existing. The changes proposed as part of this application include the following:

- 1 picnic bench measuring 2.1m in length, 1.3m in depth and 0.78m in height;
- 7 benches (each measuring 1.9m in width, 0.5m in depth by 0.83m in height);
- A new concrete table tennis table (measuring 2.74m in length, 1.52m in width and 0.76m in height in a blue gloss finish;
- Planters set within the existing ground with bricked edging (planning permission is not required for these)
- New hedge planting along the western boundary of the site (planning permission is not required for this aspect).

The proposal will enhance the character and functionality of the existing area of public realm for the benefit of the public and will continue to provide accessibility for people of all ages and abilities (level access towards the northern part of the area) in accordance with policy GP18 of the IDP.

The scheme and the additional features are appropriately designed and located and the additional planting and landscaped features will improve the visual character and landscape character of this area by adding an element of greenery. The scheme complies with policies GP1 and GP8 in this respect.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 06/03/2024

