

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 roller door to west elevation, alterations to fenestration, erect signage, extend and alter hard surfaced parking area to north of building.

LOCATION: Ocean House, Pitronnerie Road, St. Peter Port.

APPLICANT: Howden Joinery Properties 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: 29/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason - 4761 050 P1, 070 P2, 200 P4, 201 P1 & 250 P1

Application Ref: FULL/2024/0244

Property Ref: A10068A000

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 trade counter area and offices hereby approved shall be used only in connection with, ancillary to and shall operate only during the opening/trading hours of the main use of the building as a warehouse (Use Class 22) as defined in the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - This permission is granted on the basis that the retail and office floorspace forms an ancillary function to the main use of the building only. A separate retail or office use at this site would raise different planning considerations.

5. Prior to the extension and alteration of the hard surfaced parking area, details of the provision to be made for the parking of cycles shall be submitted to and agreed in writing by the Authority. The agreed scheme shall then be fully implemented prior to the first use of the hereby approved hard surfaced parking area.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 29/05/2027 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/2024/0244
Property Ref: A10068A000
Valid date: 11/04/2024
Location: Ocean House Pitronnerie Road St. Peter Port Guernsey
GY1 2RH
Proposal: Install roller door to west elevation, alterations to
fenestration, erect signage, extend and alter hard surfaced
parking area to north of building.
Applicant: Howden Joinery Properties 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).

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Reason - To encourage the use of bicycles as an alternative to the car.

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to install roller door to west elevation, alterations to fenestration, erect signage and extend and alter hard surfaced parking area to north of building.

The site is located on the Pitronnerie Road industrial estate and is within a Key Industrial Area and Main Centre Outer Area.

Relevant History:

None

Existing Use(s):

Storage and distribution – Use Class 22

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:

MC5(A) - Industry, Storage and Distribution Uses in Main Centres Plan and Main Centre Outer Areas - within Key Industrial Areas and Key Industrial Expansion Areas
GP8 – Design
GP9 – Sustainable Development
IP7 – Private and Communal Car Parking

Conclusion/Brief comment:

Policy MC5(A) supports proposals to alter, extend or redevelop existing industrial and storage developments.

The alterations to the fenestration are relatively minor and the size, number and positioning of the signage respects the scale of the building and the industrial nature of the surroundings. The loss of previous tree planting to the front of the building is unfortunate but considering the industrial nature of the surroundings, the extension of the hard surfaced parking area to the front of the building is unlikely to have any significant adverse effects on the character and amenity of the area.

Bicycle storage is indicated in accordance with the Parking Standards Supplementary Planning Guidance although the bicycle storage within the warehouse should not include vertical stands where bicycles need to be lifted off the ground. Details of the bicycle storage can be dealt with by condition.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions

✓

Date: 22/05/2024

