

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: Erect signage to south-east (roadside) boundary (revised scheme).

LOCATION: Stan Brouard Limited, Landes Du Marche, Vale.

APPLICANT: Stan Brouard 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: 03/04/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/02/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Sign 1 Production Installation Details, Sign 2 Production Installation Details, Area Rejuvenation.

Application Ref: FULL/2024/0371

Property Ref: C01943A000

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).

Expiry Date: This permission will cease to have effect on 03/04/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisements to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2024/0371
Property Ref: C01943A000
Valid date: 23/02/2024
Location: Stan Brouard Limited Landes Du Marche Vale Guernsey
GY1 3FE
Proposal: Erect signage to south-east (roadside) boundary (revised
scheme).

Applicant: Stan Brouard 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).

INFORMATIVES

For the avoidance of doubt, the advertisements to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for a revised scheme to erect 2 replacement signs to the south-east (roadside) boundary. Sign 1 is proposed to measure 2.7m by 1m and to consist of 2 aluminium sign trays mounted onto a timber internal frame and fixed above the roadside wall by 2 timber posts. Sign 2 is proposed to measure 4.3m by 0.8m and to consist of individual white acrylic lettering fixed to the existing granite roadside wall.

The site comprises of several industrial style units and is located to the north-west of Landes du Marche. The site is located Outside of the Centres.

Relevant History:

24/01/2024 – FULL/2023/1801 – Application refused to erect signage to south-east (roadside) boundary.

25/03/2022 – CLU/2021/2494 – Certificate of Lawful Use granted to regularise use of part of Stan Brouard Ltd building complex for the sale of gardening supplies, tools and equipment, BBQs, hot water spas, indoor and outdoor furniture and furnishings, and associated items (Retail Use Class 10: General Retail).

05/01/2015 – PAP/011/2014 – Appeal allowed regarding refused application to erect a sign (FULL/2014/0520).

24/04/2014 – FULL/2014/0520 – Application refused to erect a sign.

02/08/2012 – FULL/2012/0395 – Permission granted to erect new signage to roadside walls and store.

Existing Use(s):

Mixed use of Light Industrial, Storage & Distribution and Retail

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:

Policy GP8: Design

Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres

Policy OC4: Retail Outside of the Centres

Conclusion/Brief comment:

Sign 1 would replace a smaller longstanding sign board attached to the top of the wall. The revised design of sign 1 including a reduction in its size is sufficient to address the reasons for the refusal of the previous scheme under application FULL/2023/1801. The sign achieves a satisfactory standard of design and is unlikely to have any significant adverse effects on the character and amenity of the area.

Sign 2 is slightly larger than the existing sign board that it would replace. However, by virtue of the improved design of the proposed sign, with the existing signboard being replaced by individual lettering attached to the granite wall, the overall quality of the replacement sign is an enhancement over the existing.

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: 27/03/2024

