

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 covered bike store to north of building, erect sign to west (roadside) boundary and associated works. (Site of a Protected Building).

LOCATION: Old Fire Station, Upland Road, St. Peter Port.

APPLICANT: Elizabeth College

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: 19/06/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1242_9, 10, 11, 12, 13 & 14.

Application Ref: FULL/2024/0738

Property Ref: A114410000

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.Details of the type and finish of the timber cladding to be used shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details with any finish applied within 28 days of construction.

Reason - In the interests of visual amenity and the character and amenity of the Conservation Area.

Expiry Date: This permission will cease to have effect on 19/06/2027 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/2024/0738
Property Ref: A114410000
Valid date: 26/04/2024
Location: Old Fire Station Upland Road St. Peter Port Guernsey GY1 2PY
Proposal: Erect covered bike store to north of building, erect sign to west (roadside) boundary and associated works. (Site of a Protected Building).

Applicant: Elizabeth College

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.

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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. Details of the type and finish of the timber cladding to be used shall be submitted

to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details with any finish applied within 28 days of construction.

Reason - In the interests of visual amenity and the character and amenity of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The site known as the 'Old Fire Station' is located directly onto the east side of Upland Road, north of the old school, west of the sports hall and south of the admin offices of Elizabeth College. The building covers the southern part of the site facing west, the north part of the site is an unused outdoor area with a path running along the north boundary. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The Old Fire Station is a Protected Building.

Relevant History:

There was a Pre-application submitted in 2022 to create a bike park in this location.

Existing Use(s):

Public amenity use class 19: non-residential establishments.

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:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities

Conclusion/Brief comment:

This application is to erect a covered bike store to the north of the building and erect a sign on the west roadside boundary and associated works. The proposals are within the curtilage of a Protected Building.

The proposals are modern, made of timber slats to give a light weight appearance, with arches to mimic the three arches of the Old Fire Station. The main entrance is from Upland Road and the bike store will be covered.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The bike store will provide improved parking for bicycles which is supported under Policy IP6.

The scale and massing of the new structure is not considered to have a detrimental effect on the special quality, character and amenity of the surrounding conservation area, nor will it have any impact on any of the immediate neighbours. The settings of the surrounding protected buildings are also considered not to be affected.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 18/06/2024