

**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 sign and double sided illuminated projecting sign to east elevation (Protected Building) (revised scheme).

**LOCATION:** Grange Road House, La Grange, St. Peter Port.

**APPLICANT:** New Vision 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:** 02/07/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Tyrrell Dowinton Associates - 2068 03.37A

**Application Ref:** FULL/2024/0982

**Property Ref:** A306970000

**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 illuminated green 'plus' sign hereby approved shall not be illuminated by any means at any time other than between 08:00 to 18:00 Monday to Friday, and 08:00 to 12:00 on Saturdays.

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.

**Expiry Date: This permission will cease to have effect on 02/07/2027 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](http://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](mailto: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/2024/0982  
**Property Ref:** A306970000  
**Valid date:** 05/06/2024  
**Location:** Grange Road House La Grange St. Peter Port Guernsey  
GY1 1RQ  
**Proposal:** Install sign and double sided illuminated projecting sign to  
east elevation (Protected Building) (revised scheme).  
  
**Applicant:** New Vision Ltd

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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. The illuminated green 'plus' sign hereby approved shall not be illuminated by any means at any time other than between 08:00 to 18:00 Monday to Friday, and 08:00 to 12:00 on Saturdays.

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## **OFFICER'S REPORT**

### **Brief Description:**

The application relates to the installation of external signage to the pharmacy of the approved development at Grange Road House. A fascia sign is proposed along with a projecting green 'plus', a universal symbol for pharmacy, to be illuminated (internally). The signs are to be installed to the east elevation, the front of the pharmacy.

The proposed hours of operation for the green symbol sign is set out in the submission as 8am – 6pm Monday to Friday and 8am – 12 noon on Saturdays with varying degrees of brightness depending on whether it is light or dark.

The site is located in the Main Centre and Conservation Area as designated in the Island Development Plan. The property is a Protected Building.

### **Relevant History:**

FULL/2022/1268 – Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees). Granted 30/08/2022.

There have been various subsequent variation applications on the site none of which are relevant to the signage now proposed.

FULL/2024/0072 – Install illuminated sign and double sided projecting sign to east elevation (Protected Building) – refused due to impact/design of illuminated fascia sign on the character and appearance of the Conservation Area contrary to Policies GP4, GP8a., GP9 b. and MC6 of the Island Development Plan.

**Existing Use(s):**

Approved and currently being redeveloped for:

19 Non-res establishment  
02 Flat

**Assessment:** *(Tick as appropriate)*

|                     |   |
|---------------------|---|
| no representation   | x |
| accords with policy | x |
| within curtilage    | x |
| design acceptable   | x |

|                              |   |
|------------------------------|---|
| visual amenity acceptable    | x |
| no material neighbour impact | x |
| traffic not affected         | x |

**Consultation:**

Office of Environmental Health and Pollution Regulation – have reviewed the revised plans for the installation of illuminated signage to the east elevation at the above site. I am concerned that the illuminated signage may have an impact on resident's amenity for those living close to the site. Conditions are recommended relating to the hours for illumination and that a timer should be installed set to illuminate and extinguish lighting.

**Policies considered most relevant:**

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas  
In Main Centres and Main Centre  
MC6: Retail in Main Centres  
GP4: Conservation Areas  
GP5: Protected Buildings  
GP8: Design  
GP9: Sustainable Development

**Conclusion/Brief comment:**

The illuminated green pharmacy sign will provide a useful function and assist with directing visitors to the site. The proposed fascia sign (non-illuminated) represents a good standard of design that would conserve nor enhance the character and appearance of the Conservation Area when considering its position within the site, with limited impact beyond the site boundaries.

The daytime nature of the facility, with likely retail style illumination inside the large glazed windows, would, in addition to the green pharmacy symbol, provide a clear steer as to the location of the pharmacy, adjacent to the doctors' surgery.

This revised scheme complies with Policy GP8 a. design, GP4, GP9 b. and MC6 of the Island Development Plan.

With regard to residential amenity, the OEHPR have commented on the proposals. It is acknowledged that OEHPR have requested that the illuminated signage be operated automatically by a timer however, this is not considered reasonable or necessary. The condition as drafted by the Planning Service will be precise so as to ensure the Authority can take enforcement action (at any time of the year) should the hereby approved illuminated sign not be operated correctly.

Subject to appropriate conditions being imposed and adhered to the illuminated signage will not result in undue harm to the amenities of occupiers of surrounding dwellings.

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.

In view of the above it is recommended permission is granted for this application.

**Recommendation:**

Grant with Conditions



**Date:** 02/07/2024



