

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 security gates.

LOCATION: Electricity House, North Side, Vale.

APPLICANT: Guernsey Electricity 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: 12/08/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity - P018245-D02/1, D04/1C, D05/1G, D07/1B & D08/1E

Application Ref: FULL/2024/1083

Property Ref: C026570000

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 12/08/2027 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/2024/1083
Property Ref: C026570000
Valid date: 17/06/2024
Location: Electricity House North Side Vale Guernsey GY1 3AD
Proposal: Erect security gates.

Applicant: Guernsey Electricity 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 Guernsey Electricity power station site, situated on Northside on the Bridge. The site is situated in a Main Centre Outer Area, a Key Industrial Area and part of the site is situated within the Harbour Action Area. Due to the proximity of the fuel storage depot further east, part of the site (the east section) is also within the Outer Zone for the Major Hazard Public Safety Zone.

Relevant History:

None relevant

Existing Use(s):

Guernsey Electricity Power Station

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:

Island Development Plan Policies:

- MC5(A) Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas
- GP8: Design
- IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Hougue Jehannet currently runs through the centre of the Guernsey Electricity power station site. The applicant has confirmed as part of the application that the road is owned by Guernsey Electricity. For safety reasons and to provide security to the site, the road has been closed with Herras style temporary fencing for some time at each end. Under this proposal, planning permission is sought to erect 3 sets of permanent security gates and associated pedestrian gates and fencing (where required), which will span the width of Hougue Jehannet. A summary of each of the installations is provided below:

- At the junction with Northside (gates and pedestrian gate only)
- At a point level with the entrance to the Control Centre (gates and fencing);
- At a point level Cognon Lane (gates only)

In addition to the above, an in-swinging vertical vehicle barrier is also proposed to the east of the Contracting and Central Stores at a point level with the northern most cooling tower.

Small safety signs are also proposed advising of the speed limit for the site, warning that CCTV is in operation, that the site is a hazardous area and a telephone number is also provided to contact the main control centre to remotely open the gates.

Proposals for new or alteration, extension or redevelopment of existing industrial or storage and distribution premises within Key Industrial Areas (such as the application site) are supported by policy MC5(A). Although part of the site is situated within a Harbour Action Area, the proposal is of minor and inconsequential nature and in the absence of an approved Local Planning Brief for this area would not prejudice the long-term development or aspirations for the site in accordance with Policy MC10.

The proposed gates, barriers and, where required, fencing, is of an appropriate design and will provide the required security for the site whilst having limited impact on the character and appearance of the surrounding area. The warning signs are minimal in terms of their design and would not impact on the character of the surrounding area. The proposal would not harm residential amenity or the amenity of any neighbouring uses in any way. The scheme complies with policy GP8 of the IDP.

The gates fronting onto Northside have been set sufficient distance from the road to allow vehicles to wait whilst the gates are operated without impeding traffic using Northside. All other gates are within the site and according to information submitted as part of this application, Hougue Jehannet is owned by Guernsey Electricity and permanent closure of this road is therefore at the discretion of the applicant. The installation of the gates would therefore not impede highway safety and the scheme complies with Policy IP9 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: 12/08/2024

