

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: Erection of 20 non-illuminated signs to road frontage, car parking area and building (Protected Building).

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

APPLICANT: Queen Road Medical Practice

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: 28/08/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/07/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Smith Signs: Block Plan and sign details 1 - 7.

Application Ref: FULL/2024/1242

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. Prior to the commencement of any work in connection there with details of:

- a) The size of sign 4 (barrier sign);
- b) The height above ground level of sign 5 x10 (Staff Parking signs); and
- c) The height above ground level of sign 7 x3 (Terre A L'Amende signs)

shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of these signs. This condition is imposed to make sure that signs are appropriately sized/positioned in order to serve their intended purposes without undue harm to the character and appearance of the locality and setting of the protected building.

5. No part of sign 1 (main entrance), approved to either side of the vehicular access to Grange Road House, shall exceed 1885mm in height.

Reason - For the avoidance of doubt, in the interests of the character, appearance and visual amenities of the locality, within a Conservation Area.

Expiry Date: This permission will cease to have effect on 28/08/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisements to which this permission relates is 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/2024/1242
Property Ref: A306970000
Valid date: 12/07/2024
Location: Grange Road House La Grange St. Peter Port Guernsey
GY1 1RQ
Proposal: Erection of 20 non-illuminated signs to road frontage, car
parking area and building (Protected Building).

Applicant: Queen Road Medical Practice

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.

4. Prior to the commencement of any work in connection there with details of:
- a) The size of sign 4 (barrier sign);
 - b) The height above ground level of sign 5 x10 (Staff Parking signs); and
 - c) The height above ground level of sign 7 x3 (Terre A L'Amende signs)
- shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of these signs. This condition is imposed to make sure that signs are appropriately sized/positioned in order to serve their intended purposes without undue harm to the character and appearance of the locality and setting of the protected building.

5. No part of sign 1 (main entrance), approved to either side of the vehicular access to Grange Road House, shall exceed 1885mm in height.

Reason - For the avoidance of doubt, in the interests of the character, appearance and visual amenities of the locality, within a Conservation Area.

INFORMATIVES

For the avoidance of doubt, the advertisements to which this permission relates is 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:

The application relates to the installation of signage at the Grange Road House site which comprises a mixed use, doctors' surgery, pharmacy and residential flats.

The scheme relates to:

1. 2 x main entrance signs either side of the vehicular access incorporating the Medical Practice and Coop pharmacy signage (sign itself 585mm high x 1205mm wide) c. 1885mm above ground level
2. 1 x building sign, acrylic letters (QRMP) fixed to first floor glazing (2280mm high x 497mm wide overall)
3. 1 x Apartments entrance sign made from plated steel and vinyl (420mm wide x 300mm high)
4. 1 x barrier sign (size not specified)
5. 10 x staff parking signs (420mm x 300mm) along the wall to the rear of the cycle/refuse store

6. 2 x parking management signs (610mm wide x 680mm high) to be attached to the front/west elevation of the cycle store building
7. 3 x Terre A L'Amende signs (700mm wide x 500mm high) one to be situated on the south elevation of the cycle store, one to the west boundary wall and one to the east boundary (height above ground level not shown)

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 pétanque 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/2024/0982 - Install sign and double sided illuminated projecting sign to east elevation (Protected Building) (revised scheme) – granted

Existing Use(s):

19 – non residential establishment
02 – flat

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
In Main Centres and Main Centre
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

The design, appearance and number of signs proposed within the site (signs 2, 4, 5, 6 and 7) would have limited impact within the wider conservation area and would not impact on residential amenity or highway safety.

Although the size of sign 4 (barrier sign) and the height above ground level of 3 x sign 7 (Terre L'Amende) are not specified in the application the principle of their installation is considered acceptable and their precise location will not alter this conclusion. It would however, be reasonable to require details regarding the size of the barrier sign and the height above ground level for the staff parking and Terre A L'Amende signs to be approved in writing by the Authority, a matter that could be controlled by condition. This is to ensure that the proposed development is precise and enforceable.

Two roadside signs are proposed, mounted on poles, above the roadside wall. Prior to the redevelopment of the site pole mounted signs relating to the Education Department, who occupied the site, were situated either side of the access and, from photographs held by the Planning Service, appear similar in size to the two signs now proposed. C. 885mm of the sign and associated poles will be visible above the roadside wall. The position and height of the proposed signs is similar to the signs previously found at the site entrance. The design, appearance and position of these signs are considered acceptable and will not result in harm to the character and appearance of the conservation area, residential amenity or highway safety. It is reasonable to consider a planning condition stipulating that the signs cannot be, at any point, more than 1885mm in height given that the measurement shown on the drawing is approximate only.

The proposed apartment entrance sign (sign 3) is akin to a business plaque, is modest in size and sympathetic to its setting, attached to a Protected Building and within a Conservation Area.

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 the proposed signage., none of which is specified as being illuminated.

Recommendation:

Grant with Conditions



Date: 21/08/2024

