

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: Variations to plans previously approved for erection of 4 illuminated score boards and illuminated pitch side advertising boards - Omit 3 score boards, re-position score board to west of site and erect fencing.

LOCATION: Guernsey Football Association, Victoria Avenue, St. Sampson.

APPLICANT: J W Rihoy & Son 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: 23/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/07/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: H8-10671-S1-99/D, 300 & 301B
Pixite Ltd A3 Drawing

Application Ref: FULL/2024/1277

Property Ref: B012770000

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 on or before 05/09/2025.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 06/09/2022, issued under planning application reference FULL/2022/1087, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5. No amplified sound shall be played through the score board hereby approved.

Reason - The premises are close to residential property and a limit on the use is needed to prevent adverse impacts on adjoining land.

Expiry Date: This permission will cease to have effect on 23/10/2027 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/2024/1277
Property Ref: B012770000
Valid date: 31/07/2024
Location: Guernsey Football Association Victoria Avenue St. Sampson
Guernsey
Proposal: Variations to plans previously approved for erection of 4
illuminated score boards and illuminated pitch side
advertising boards - Omit 3 score boards, re-position score
board to west of site and erect fencing.
Applicant: J W Rihoy & Son Ltd

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 on or before 05/09/2025.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 06/09/2022, issued under planning application reference FULL/2022/1087, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5. No amplified sound shall be played through the score board hereby approved.

Reason - The premises are close to residential property and a limit on the use is needed to prevent adverse impacts on adjoining land.

OFFICER'S REPORT

Brief Description of the site:

The site known as the 'Guernsey Football Association Victoria Avenue football pitch' is located on the north side of Victoria Avenue. To the southeast are residential dwellings, to the east and north-east is open agricultural land falling within an Agriculture Priority Area, to the north, northwest and across the road to the south is open land designated as Sites of Special Significance and to the southwest is the Go Cart track and a further football field. The site extends to some 2.2 Ha in area, the northern half of which is located within a flood risk area. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2018/0711 Construct football club facilities buildings, spectator stands and associated structures, construct 3G football pitch, install floodlights, erect fencing and create new vehicular and pedestrian accesses. Approved 04/04/2019

FULL/2021/2430 Variation of condition 4 to FULL/2018/0711 to enable more intensive usage of the main football pitch. Approved 04/01/2022

FULL/2022/1087 Erection of 4 illuminated score boards and illuminated pitch side advertising boards. Approved 06/09/2022

FULL/2024/1155 Install air conditioning/chiller units to west elevation of Club House and install roof cowls/vents to Club House and Changing Rooms. Approved 29/08/2024

FULL/2024/1429 Install pumping station kiosk to south of site. Approved 20/09/2024

FULL/2024/1432 Install external illuminated welcome/advertising screen to south elevation of changing room block. Approved 20/09/2024

FULL/2024/1434 Pruning of trees, remove existing and erect replacement fence to west boundary (border to Site of Special Significance). Pending

FULL/2024/1432 Install external illuminated welcome/advertising screen to south elevation of clubhouse. Pending

Existing Use(s):

Public amenity use class 21: sport or fitness.

Consultation:

The Office for Environmental Health and Pollution Regulation initially commented as follows:

I estimate the nearest light sensitive premises to be roughly 185m away (Demi Chacun) although other properties may have a more direct view of the scoreboard. Although quite a way, I agree with asking for the specification of the scoreboard in relation to light output, so that any impact on residents can be assessed. I also agree that I would like to know of any adjustments that can be made to lessen impact on residents.

I note also in the Submission Drawings pack, the last drawing provided from Pixite Ltd shows a screen which has a loudspeaker. I would like more information about this, please. Specifically, will the scoreboard be using any sound, or will the internal loudspeaker be disconnected? If they intend to broadcast sound, I ask that the following information is submitted:

- Manufacturers' specifications of the scoreboard, including sound data.
- Proposed hours of operation of the scoreboard in relation to sound broadcasts.
- Details of any proposed attenuation measures to reduce the level of noise from the scoreboard, so that neighbouring residents are not disturbed.

Following submission of further information, the OEHPR commented as follows:

I note that the applicant was asked to provide the proposed hours of operation, but they haven't specified times, instead saying the score board will be used for match days, tournaments, and festivals. Is it possible to ask for the earliest and latest times they would want to operate it on any day, please? I'm minded to recommend a condition about the hours of operation so this information would be useful.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

OC9 – Leisure and Recreation Outside of the Centres
GP1 – Landscape Character and Open Land
GP2 – Sites of Special Significance
GP8 – Design
GP9 – Sustainable Development

Conclusion/Brief comment:

This application is for a variation to the previous application to install 4 score boards granted under FULL/2022/1087, mounted in each corner of the football pitch. This application omits those score boards and proposes the erection of a single 4.8m wide x 2.5m high (similar size to those previously approved) illuminated LED scoreboard, mounted on a frame to the rear of the stand to the west end of the football pitch, to a maximum height of 7m.

The Office for Environmental Health and Pollution Regulation were not consulted on the previous application, nor were any conditions considered necessary in respect of the hours of operation of the proposed screens. As set out above, the OEHPR have provided comment in respect of the current application, and are inclined to recommend conditions limiting the hours of operation of the screen. Given that this application would supersede the previous approval, it would not be possible to erect all 5 screens and the proposal would comprise a significant reduction in any potential impacts arising from use of the screen. In addition, the proposed score board would be located at a distance to neighbouring properties, separated from those properties by other built form at the site (including floodlights) and would not be directly orientated towards those properties. Taking into account the above it is not considered that it would now be reasonable, or necessary, to place limitation on the hours of use.

It is however noted that the screen details provided under the current application indicate the inclusion of a loud speaker, which was not present as part of the previous application. The agent however notes it is not intended to use the speaker and, particularly as the speaker would be located in the rear of the screen, facing away from the sports ground, to avoid any adverse impacts on adjoining designations, it would be reasonable and necessary to condition the decision to ensure no amplified sound is played through the screen.

The application also includes the erection of a 4.5m fence along the western side of the west stand. Located behind the Club House building and immediately against the stand, this fence would be read amongst and as part of the development at the site and would not give rise to any adverse impacts.

The proposals are located within the approved development and the screen would face into the site. The proposals would not therefore have any detrimental impact on the locality, openness or adjacent SSS.

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 and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 21/10/2024