

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: Variation to Condition 6 on application FULL/2018/0383 - Park up to 25 motorhomes for rally event for temporary period (between 10th-24th September 2025).

LOCATION: La Bailloterie Camping, Bailloterie Lane, Vale.

APPLICANT: La Bailloterie Camping

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: 10/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan (scale 1:1000) received 13/09/2024

Application Ref: FULL/2024/1539

Property Ref: C015780000

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.This permission is given for 25 motorhomes to use the campsite for a limited period, between 10th and 24th September 2025 only.

Reason - The permission is limited to a declared short term period and the specific use applied for and subject to such restrictions can be met on site without unacceptable harm to other interests including residential amenity and highway safety.

Expiry Date: This permission will cease to have effect on 25/09/2025.

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/2024/1539
Property Ref: C015780000
Valid date: 13/09/2024
Location: La Bailloterie Camping Bailloterie Lane Vale Guernsey GY3 5HA
Proposal: Variation to Condition 6 on application FULL/2018/0383 - Park up to 25 motorhomes for rally event for temporary period (between 10th-24th September 2025).

Applicant: La Bailloterie Camping

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. This permission is given for 25 motorhomes to use the campsite for a limited period, between 10th and 24th September 2025 only.

Reason - The permission is limited to a declared short term period and the specific use applied for and subject to such restrictions can be met on site without unacceptable harm to other interests including residential amenity and highway safety.

OFFICER'S REPORT

Brief Description of the site:

The camp site occupies two separate areas of land to each side of Bailloterie Lane. There is planting defining the site boundaries and within the site.

Access to the northern area is from Rue des Haizes and access to the southern area is via a track from Bailloterie Lane close to its junction with La Route du Braye.

The land has planning permission for use by up to 16 motorhomes.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2013/0038 - Utilise part of the campsite to accommodate up to 16 motorhomes – granted

FULL/2018/0383 - Utilise part of campsite to accommodate up to 16 motorhomes (revised) – granted

FULL/2020/0277 - Variation to condition 6 on application FULL/2018/0383 - Extend length of period for a visiting motorhome to stay on camp site – granted

FULL/2021/0615 - Variation to Condition 6 on application FULL/2018/0383 - extend length of period for camper van/motor home to stay on campsite from 01/03/2022 to 29/05/2022 – refused

Pre-application advice was sought in this case – it was advised that planning permission would be required but that there would be scope, having regard to the IDP, for 25 motorhomes staying at the site for a rally.

Existing Use(s):

Campsite

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:

OC8(B): Visitor Accommodation Outside of the Centres - Campsites

GP1: Landscape Character and Open Land

GP8: Design

IP9: Highway Safety, Accessibility and Capacity

Consultation:

Traffic and Highway Services – commented on a previous application (FULL/2013/0038) and raised concerns about access to the site. Concerns were highlighted relating to the substandard sightlines from the accesses to both areas, proximity to the junction of the southern access to Braye Road and that from a

traffic management perspective, the movement of motor homes within the network of lanes surrounding the proposed sites would be undesirable due to the minimal width of Rue des Haizes, Ruelle de la Folie, La Bailloterie Lane and La Folie Lane. It was concluded that road safety and traffic management grounds existed on which to oppose the application.

Area 1 (south) summary – The existing access serving this area of the camp site and adjoining La Bailloterie Lane (Braye Road end), suffers from significantly sub standard sightlines in both directions and is located extremely close to a road junction; the combination of both elements raises serious road safety concerns. In addition, the track leading to the camping area is single vehicle width which could lead to a vehicle having to wait at the access whilst another was exiting; given the proximity to the junction with Braye Road and the blind approach around the corner from the west, this again would raise road safety concerns.

Area 2 (north) summary – The existing access suffers from a significantly substandard sightline in the direction of oncoming traffic, with little improvement to this aspect being practical. In addition, vehicles would only be able to enter the site via La Folie Lane due to the unsuitability of Ruelle de la Folie, Rue des Haizes and La Bailloterie Lane; likewise egress would be via this route, highlighting the exiting difficulties at Route Militaire as raised above.

Conclusion

From a traffic management perspective, the movement of motor homes within the network of lanes surrounding the proposed sites would be undesirable due to the minimal width of Rue des Haizes, Ruelle de la Folie, La Bailloterie Lane and La Folie Lane. In road safety terms, the substandard sightlines of both accesses in relation to oncoming traffic and the proximity to the junction of the southern access to Braye Road, are all matters for concern. In light of the above observations, the Traffic Services Unit considers that there are good Road Safety and some Traffic Management grounds on which to oppose the application in its current form.

At the time, the applicant indicated that the entrance off Braye Road has been used without issue for years and that motorhome visitors are directed to the site using Braye Road and approaching from St Sampson.

Conclusion/Brief comment:

The application propose the parking of up to 25 motorhomes on the site for a rally event between the 10th and 24th September 2025. The description of development has been amended to refer to the fact that this proposal relates to a variation to condition 6 of the original permission from 2018 where the number of motorhomes was limited to 16.

The proposal does not involve any expansion of the physical area of the camp site and agricultural impact would remain unchanged in relation to Policy OC8(B) a. and b.

Motorhomes can already visit the site given the existing permission for 16 motorhome pitches. The proposal would attract a greater number of motorhomes to the site but for a specified period only (not a general expansion) and the campsite is well screened, with limited public views. The visual impact of the increased use for a rally in September 2025 (an additional 9 motorhomes) would not be significantly different, including on the setting of the Protected Building and Monument to the existing arrangement for 16 motorhomes in line with the aims of Policy OC8(B) c., GP5 and GP6 of the IDP.

Permission was previously granted for motor homes to camp at the site but with the area to be used limited to the western part of the southern area, where motorhomes would be sited away from the nearest houses and would have almost direct access from Braye Road. This is broadly unchanged for the purposes of this rally application with one motorhome indicated to be situated in the area specifically precluded for motorhome parking as part of the 2018 permission to use the site seasonally for this purpose. One motorhome and its occupiers in this previously excluded zone, for 14 days in 2025, would not result in unacceptable harm to the amenities of the occupiers of the adjoining dwelling that would warrant the refusal of planning permission.

Overall, the single rally proposed would not have an unacceptable increase in impact on residential amenity than the permitted 16 motorhomes.

With regard to traffic and highway service matters, provided the motorhomes use the previously confirmed arrangements from Braye Road, the increased number, for a temporary period, would not unacceptably increase traffic and highway concerns and the scheme accords with Policy IP9 of the Island Development Plan. It would however, be unenforceable to impose a condition regarding the access arrangements as motorhomes are permitted on the highway network generally. Nonetheless, at the time of writing the campsite website states “specific travel directions are provided upon booking confirmation” which suggests that access from Braye Road will be recommended.

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 motorhome use of the site for an increased number of motorhomes for the period specified.

Recommendation:
Grant with Conditions



Date: 10/10/2024