

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 advertising banners to east boundary fencing.

LOCATION: North Beach Vehicle Check In Area, St. Peter Port.

APPLICANT: Mr D Buddery C/O Guernsey Ports

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: 06/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 7012/155 Rev A

Application Ref: FULL/2024/2088

Property Ref: A411192A00

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.Within six months of the date when use of the site for holding vehicles ready to board a ferry, or such other period previously agreed in writing by the Authority, the advertisements hereby approved shall be removed from the site.

Reason - Permission for the signage has been granted only on the basis that it faces into the holding area for vehicles waiting to board a ferry. There is no justification to retain the signage if there is no longer a ferry vehicle holding area to which the signage would relate.

Expiry Date: This permission will cease to have effect on 06/02/2028 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/2024/2088
Property Ref: A411192A00
Valid date: 16/12/2024
Location: North Beach Vehicle Check In Area St. Peter Port Guernsey
GY1 2LN
Proposal: Install advertising banners to east boundary fencing.

Applicant: Mr D Buddery C/O Guernsey Ports

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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OFFICER'S REPORT

Brief Description of the site:

The site is part of the North Beach Quay, to the east of the vehicular road between the north and south road of the quay. To the north is the commercial access road and then QEII Marina, to the east is the commercial parking area for storage trucks, to the south are the small quays for inter-island and UK ferries and to the west North Beach car park. The site is within the St Peter Port Conservation Area, Harbour Action Area and Main Centre Inner Area as defined in the Island Development Plan.

Relevant History:

FULL/2024/0880 - Retention of use of eastern section of car park as a port operational area for a further two years (retrospective) – Approved June 2024.

Existing Use(s):

Commercial harbour area.

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:

MC10: Harbour Action Areas
IP3: Main Centre Port Development
GP8: Design

Conclusion/Brief comment:

This application is to install up to 14 advertising banners along the eastern fencing of the holding area for vehicles waiting to go on the UK ferry. The banners will be a maximum of 2.5m x 0.7m and they will be hung from the top part of the fence facing each lane of the parking area layout.

The banners will be at the opposite end of the holding area from the public road which links the north and south of the quay (over 50m) which means the banners will not be readable by members of the public when driving past.

While signage of this size could result in harm to the character of the area, in this instance, because they will be away from the public eye and are located within a functional and commercial part of the harbour, they are considered not to result in unacceptable harm.

The proposals are considered to be of a minor or inconsequential nature, which will not have any impacts on any future Local Planning Brief for the Harbour Action Area.

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

Recommendation:

Grant with Conditions



Date: 05/02/2025

