

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 storage container to south-east of building.

LOCATION: Styx Centre, Rue De Longfrie, St. Pierre Du Bois.

APPLICANT: Styx Centre LPG

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: 11/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Brian R Martel: 4256.02.07A & 08

Application Ref: FULL/2025/0046

Property Ref: F00592A000

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.No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be used until the roof has been installed in accordance with the approved details and shall be maintained in perpetuity.

Reason: The inclusion of a 'green roof' is part of the design concept for the development hereby permitted. Its provision is will assist in securing the satisfactory appearance of the completed development and in accordance with Policies LC1, GP1, GP8 and GP9.

5.Notwithstanding the approved plans, prior to the commencement of any work in connection therewith, a landscaping scheme detailing the new hedge planting to the north, west and eastern edge of the container hereby approve, including the position and species (native only) along with the size, number and density of the plants shall be submitted to the Authority and agreed in writing. The planting shall take place within six weeks of the installation of the container, or within the next planting season following the containers installation should the container be installed outside of the planting season. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.
Reason - To secure the satisfactory appearance of the completed development in accordance with Policies GP1, LC1 and GP8.

6.The finish of the timber cladding hereby permitted shall be submitted to and agreed in writing by the Authority. The agreed finish shall be applied within 28 days of construction.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 10/03/2028 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/2025/0046
Property Ref: F00592A000
Valid date: 10/01/2025
Location: Styx Centre Rue De Longfrie St. Pierre Du Bois Guernsey GY7 9RZ
Proposal: Install storage container to south-east of building.
Applicant: Styx Centre LPG

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. No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to

be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be used until the roof has been installed in accordance with the approved details and shall be maintained in perpetuity.

Reason: The inclusion of a 'green roof' is part of the design concept for the development hereby permitted. Its provision will assist in securing the satisfactory appearance of the completed development and in accordance with Policies LC1, GP1, GP8 and GP9.

5. Notwithstanding the approved plans, prior to the commencement of any work in connection therewith, a landscaping scheme detailing the new hedge planting to the north, west and eastern edge of the container hereby approved, including the position and species (native only) along with the size, number and density of the plants shall be submitted to the Authority and agreed in writing. The planting shall take place within six weeks of the installation of the container, or within the next planting season following the container's installation should the container be installed outside of the planting season. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To secure the satisfactory appearance of the completed development in accordance with Policies GP1, LC1 and GP8.

6. The finish of the timber cladding hereby permitted shall be submitted to and agreed in writing by the Authority. The agreed finish shall be applied within 28 days of construction.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the Styx Centre, car park and playground accessed from Rue Du Longfrie, and an agricultural field adjacent to the east that is accessed from Route Du Longfrie.

Both the Styx Centre site and the field are located within the St Peters Local Centre, while the field is also designated as Important Open Land under the Island Development Plan.

Relevant History:

FULL/2020/0737 – Change of use of agricultural land to community use, installation of play equipment, creation of new vehicular access and parking areas, closure of existing vehicular accesses and associated works at Le Courtil de Jean Robert.

Existing Use(s):

29 Sui generis- Community Centre

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:

LC1 – Important Open Land in Local Centres

GP1 – Landscape Character and Open Land

GP8 – Design

GP9 – Sustainable Development

Conclusion/Brief comment:

This application seeks to introduce an outbuilding for the storage of maintenance equipment for the upkeep of the nature trail and landscaping of the site. The outbuilding is a standard 6m x 2.4m x 2.4m storage container with natural timber cladding to the sides and includes a grass covered flat roof (details of these materials will be secured by condition). The container is proposed to be sited on a 9m by 3m concrete base.

The plans indicate evergreen hedging to screen the north and west sides of the container, presumably to screen it from the neighbouring dwelling, however it is considered necessary to extend this to also include the eastern side of the container. This will ensure the container is also well screened from roadside views. The species used should be a native evergreen, in order to comply with the Strategy for Nature requirements so as not to undermine the landscaping condition which applied to the original change of use application (FULL/2020/0737).

A suitable planning condition will therefore be applied to ensure the appropriate landscaping is proposed and to ensure its provision.

Within areas of Important Open Land (IOL) such as this, development is only supported where it relates to new outdoor formal recreation or informal leisure and recreation, and where it would not have a significant adverse impact on the open character, visual quality, or landscape character of the IOL.

The proposed container relates to informal leisure by way of the maintenance of the surrounding nature walk, playground and park. The container will, by the very introduction of a building, have some impact on the open character of the IOL. However, its position well within the site (approx. 48m from the site entrance), use of timber cladding and green roof along with the proposed hedge screening will mitigate the harm meaning it is unlikely to have a significant adverse impact on the open character, visual quality, or landscape character of the site.

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.