

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 previously approved plans for redevelopment of site - Alterations to ground levels and position, footprint, height, form and design of buildings including fenestration; alterations to parking and landscaping.

LOCATION: Rossborough House, Bulwer Avenue, St. Sampson.

APPLICANT: J & D Norman 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: 18/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3036-SK-001B, SK-002D, SK-100B, SK-200D, SK-201C, SK-202B

Application Ref: FULL/2025/0160

Property Ref: B001720000

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 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.

3.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 06/04/2023, issued under planning application reference FULL/2022/1807, and subject to the terms and conditions thereof.

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

4.Prior to the undertaking of any works, excluding demolition and site works, to the land located between the south-east and north-east elevations of the buildings hereby approved and the edge of the adjacent highway/access road, large scale details of the proposals for that land shall be submitted to and agreed in writing by the Authority. Those details shall cover any proposed public footway and shall contain a landscaping scheme, to include full details of tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants.

The development shall be completed in accordance with the approved details prior to the occupation of the buildings hereby approved or, in respect of the planting, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that a satisfactory scheme for the road frontage of the development is agreed and implemented, in order to help assimilate the development into its surroundings.

5.No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with

the agreed details.

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

6.No occupation of the buildings hereby approved shall take place until such time as the parking has been completed and allocated in accordance with the submitted details, and the parking allocation shall be retained as approved in perpetuity.

Reason - To ensure adequate and appropriate parking provision in accordance with Policy IP7 (Private and Communal Car Parking) and the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance.

Expiry Date: This permission will cease to have effect on 05/04/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this permission does not relate to the display of any sign or advertisements. A separate permission will be needed for any such display.

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/2025/0160
Property Ref: B001720000
Valid date: 05/02/2025
Location: Rossborough House Bulwer Avenue St. Sampson Guernsey
GY2 4LF
Proposal: Variation to previously approved plans for redevelopment of
site - Alterations to ground levels and position, footprint,
height, form and design of buildings including fenestration;
alterations to parking and landscaping.

Applicant: J & D Norman 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 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.

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

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Reason - To ensure adequate and appropriate parking provision in accordance with Policy IP7 (Private and Communal Car Parking) and the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance.

INFORMATIVES

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OFFICER'S REPORT

Brief Description of the site:

The application site is located to the north-west of Bulwer Avenue, to the north of the traffic light junction of Bulwer Avenue, Longue Hougue lane and Longue Hougue road, and to the north-east of Longue Hougue Lane, separated from that lane by an office building. The site formerly comprised a large warehouse building, with parking to the front and smaller buildings and parking to the rear, accessed from Longue Hougue Lane to the south. The building has now been demolished.

The site is bounded by industrial/storage buildings to the north and west, with the service road accessing those buildings running along the north-east gable of the building. More industrial/storage buildings are located across the road to the south-east and an office building is located to the south-west.

The site is located within a Main Centre Outer Area and the Longue Hougue Key Industrial Area in the Island Development Plan. The site is also located within the Outer Consultation Zone of the Major Hazards Public Safety Zone which surrounds the nearby fuel storage site.

Relevant History:

FULL/2022/1807 Redevelopment of site: Change of use from part Storage and Distribution (Use Class 22) and part General Industry (Use Class 25) to a mixed use of Storage and Distribution and Light Industry; demolish existing building and erect new industrial building with associated parking and alterations to vehicle access.
Approved 06/04/2023

Existing Use(s):

Development site.

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:

MC5(A)	Industry, Storage and Distribution Uses in Main Centres – within the Key Industrial Areas
GP8	Design
GP9	Sustainable Development

GP17	Public Safety and Hazardous Development
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The application proposes the following changes to the development previously approved:

- Alteration to ground levels, separation of buildings, reduction in footprint and height of building and alteration to position of buildings;
- Alterations to building form and design, including omission of parapets and alterations to cladding;
- Alterations to fenestration, including omission of all first floor fenestration;
- Alterations to hard and soft landscaping, increasing soft landscaping to south-east and north-east of building, omitting any soft landscaping to rear of building and demarking areas with painted lines;
- Alterations to parking provision (previously approved 45 spaces for Rossborough House, 42 space for industrial/storage uses, now 40 spaces for Rossborough, 36 for other uses).

The proposed amendments would retain the same number of units at the site, within the same use as previously approved. The proposals generally reduce the scale, bulk and massing of the proposed buildings and, given the industrial context, the proposed changes to the elevational treatment would have a neutral impact on the character of the area relative to that previously approved. Parking provision would be reduced, remaining with the requirements of the relevant SPG. The enhanced landscape provision adjacent to the public highway would be a positive change, subject to detail which can be required by condition. Whilst all conditions attached to the previous decision would remain applicable, given the nature of the proposed changes, it is recommended that Condition 6, relating to details of cladding and Condition 8, relating to the provision of parking, are re-attached to this decision.

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: 14/03/2025