

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 signage to sauna trailer to south of Vistas Restaurant.

LOCATION: Coastal Footpath, adjacent to Vazon main car park, Vazon Road, Castel.

APPLICANT: Mr P A Lawson

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: 13/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site Location Plan, Block Layout Plan, photographs of signage (date stamped received 12th February 2025)

Application Ref: FULL/2025/0215

Property Ref: D019140000

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 hereby approved signage shall not be illuminated internally or externally by any means, at any time.

Reason - Illuminated signage could detract from the landscape character and amenity of the surrounding area.

Expiry Date: This permission will cease to have effect on 12/03/2028 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/2025/0215
Property Ref: D019140000
Valid date: 13/02/2025
Location: Coastal Footpath adjacent to Vazon main car park Vazon Road
Castel Guernsey
Proposal: Install signage to sauna trailer to south of Vistas Restaurant.
Applicant: Mr P A Lawson

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 hereby approved signage shall not be illuminated internally or externally by any means, at any time.

Reason - Illuminated signage could detract from the landscape character and amenity of the surrounding area.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a small area of land located between Vazon slipway to the south, and Vistas Café and coastal toilets to the north. The site is located to the

west of Vazon Road and is prominently located, with varying short and long range views from various public vantage points.

The application site is located Outside of the Centres as designated in the Island Development Plan. The site is adjacent to a Site of Special Significance to the north, east, and south of the proposed application site.

Planning permission is sought to install signage on an approved sauna trailer (FULL/2024/1158), located to the south of Vistas restaurant. The signage will face east, towards the coastal road.

The sauna trailer has been granted on a temporary basis. The applicant has recently varied the terms of Condition 4 attached to permission FULL/2024/1158 to allow an extension of time to operate the business until 30th April 2025.

Relevant History:

FULL/2024/1158	Install sauna trailer to south of Vistas Restaurant for temporary period (1st October 2024 - 31st March 2025)	Granted
PREA/2024/0798	Site mobile sauna on land.	Pre-application enquiry.
FULL/2022/0393	Install storage container to south of Vistas cafe (for temporary period).	Granted
FULL/2018/0256	Erect beach office and surf board store for a 5 year period operating from 1st May 2018 to 31st October 2018 and then with 6-month operating periods from 1st May to 31st October each successive year until 31st October 2023.	Granted
A41111D000 FULL/2023/1845	Install sauna trailer with signage on verge to west of La Vallette Road opposite bathing pools.	Granted

Existing Use(s):

Open, public land located south of Vistas café – Sui Generis.

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:

GP1 Landscape Character and Open Land
GP2 Sites of Special Significance
GP8 Design
GP9 Sustainable Development
OC9: Leisure and Recreation Outside of the Centres
IP8 Public Car Parking
IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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.

The signage is painted on the exterior of the sauna trailer. The signage is not shown to be illuminated and therefore the proposal will respect the landscape character and amenity of the area. Although given the rural character and prominent location of the site, it is considered necessary and reasonable to ensure that the signage is not illuminated. This should be controlled through a condition in the interests of visual amenity.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 12/03/25

