

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: Repair works to water pump and install lamp to pump (Protected Monument).

LOCATION: Parish Pump Trinity Square, Trinity Square, St. Peter Port.

APPLICANT: Constables Of St Peter Port

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: 01/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - Photos & Repair works To Water Pump (Date Stamped 24.02.25) & Black Lantern Brochure
3772 - Stone Paving Sketches 1, 2 & 3 (date stamped received 31/03/25), drawing no: SV05.

Application Ref: FULL/2025/0314

Property Ref: A400650000

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.Prior to the commencement of works, details of the means by which the pump mechanism will be protected during stripping, repair and reinstatement of the metal pump casing shall be provided for the written agreement of the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To preserve the special interest of the Protected Monument and to conserve the Conservation Area.

5.The works to flagstones and granite setts at the base of the mature tree, adjacent to the protected monument, must be carried out by hand, unless otherwise agreed in writing by the Authority.

Reason - This condition is imposed to make sure works to the flagstones and granite setts do not result in harm to the roots of the tree adjacent to the water pump that is the subject of the planning application.

Expiry Date: This permission will cease to have effect on 30/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should it be proposed to:

replace an element of pump casing or its decoration beyond that hereby approved, and/or,

replace additional elements of stonework, and/or,
it be found that additional alterations/repairs are required to the pump mechanism
Further discussion should be had with the Planning Service as a formal planning
application may necessary.

Reference is made in the Typical Repair Works to reinstatement of a cork/leather pad
where the metal collar survives, which seems to be the case in this instance yet it is
not specified in the Proposed Repair Works set out in the application letter dated
20/02/25. Please note: Reinstatement of the cork/leather pad would be supported.

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/2025/0314
Property Ref: A400650000
Valid date: 05/03/2025
Location: Parish Pump Trinity Square Trinity Square St. Peter Port
Guernsey
Proposal: Repair works to water pump and install lamp to pump
(Protected Monument).

Applicant: Constables Of St Peter Port

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. Prior to the commencement of works, details of the means by which the pump mechanism will be protected during stripping, repair and reinstatement of the metal pump casing shall be provided for the written agreement of the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To preserve the special interest of the Protected Monument and to conserve the Conservation Area.

5. The works to flagstones and granite setts at the base of the mature tree, adjacent to the protected monument, must be carried out by hand, unless otherwise agreed in writing by the Authority.

Reason - This condition is imposed to make sure works to the flagstones and granite setts do not result in harm to the roots of the tree adjacent to the water pump that is the subject of the planning application.

INFORMATIVES

Should it be proposed to:

replace an element of pump casing or its decoration beyond that hereby approved, and/or,

replace additional elements of stonework, and/or,

it be found that additional alterations/repairs are required to the pump mechanism

Further discussion should be had with the Planning Service as a formal planning application may necessary.

Reference is made in the Typical Repair Works to reinstatement of a cork/leather pad where the metal collar survives, which seems to be the case in this instance yet it is not specified in the Proposed Repair Works set out in the application letter dated 20/02/25. Please note: Reinstatement of the cork/leather pad would be supported.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a triangular shaped area formed by a mix of granite cobbles, flagstones, mature trees and street furniture, which forms part of the wider 'Trinity Square'. The site is located in a Main Centre and Conservation Area as designated in the Island Development Plan.

Located towards the south-west corner of the hard surfaced area lies a traditional parish water pump, which is the subject of this application.

Planning permission is sought to carryout repair works to the water pump and install a coach lamp to the pump. The water pump is recognised as a Protected Monument.

A Statement of Significance has been included as part of the application.

The application was deferred to request additional information in relation to the proposed development. The agent has provided further information to clarify the extent of works.

Relevant History:

None germane to this application.

Existing Use(s):

Residential

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:

GP4 Conservation Areas

GP6 Protected Monument

GP8 Design

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.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected monuments, to secure so far as possible that the special historic, architectural, traditional, or other special characteristics (including its setting) are preserved. This duty is reflected in Policy GP6 of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay “special attention to the desirability of preserving and enhancing the character and appearance” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “proposals for

development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

In light of the relevant policies, the proposed development is generally minor in nature and will have a limited effect on the overall special interest of the protected monument. Appropriate conditions and informative notes can be attached to the decision to ensure that the special interest of the protected monument is preserved.

The proposed development will not adversely affect the character or appearance of the Conservation Area. However due to the close proximity to a mature tree, particularly the disturbed granite flagstones, it is reasonable to attach a condition to ensure that the flagstones are removed by hand and not heavy machinery to ensure that the works do not affect the integrity of the tree, including its roots given the important contribution it makes to the Conservation Area.

Neighbour amenity will not be adversely affected.

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: 30/04/25

