

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 Park Street, Rue Du Pre, 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: 03/04/2025

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 3772 - Repair works stamped 24/02/25 & Photos & black Lantern Brochure date stamped 5th March 2025

Application Ref: FULL/2025/0315

Property Ref: A40603A000

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. Prior to the commencement of any works, precise details of the how the pump mechanism will be protected during stripping, repair and reinstatement of the metal pump casing shall be submitted to and approved in writing by the Authority. The works shall be completed in exact accordance with these approved details.

Reason - To ensure that the works carried out would not have an impact on the protected monument status of the pump.

Expiry Date: This permission will cease to have effect on 02/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should any work be required to any element of the stonework, pump casing or its decoration be required, beyond that approved as part of this application, this must be discussed and agreed by the Authority before any works are carried out.

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. 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/2025/0315
Property Ref: A40603A000
Valid date: 05/03/2025
Location: Parish Pump Park Street Rue Du Pre St. Peter Port Guernsey
GY1 1LT
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. Prior to the commencement of any works, precise details of the how the pump mechanism will be protected during stripping, repair and reinstatement of the metal pump casing shall be submitted to and approved in writing by the Authority. The works shall be completed in exact accordance with these approved details.

Reason - To ensure that the works carried out would not have an impact on the protected monument status of the pump.

INFORMATIVES

Should any work be required to any element of the stonework, pump casing or its decoration be required, beyond that approved as part of this application, this must be discussed and agreed by the Authority before any works are carried out.

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. Reinstatement of the cork/leather pad would be supported.

OFFICER'S REPORT

Brief Description of the development:

Repair works to water pump and installation of lamp to pump. The pump is located within the public realm and is a protected monument. The area in which it sits is within the main centre and is a conservation area as defined within the Island Development Plan.

Relevant History: None directly relevant

Existing Use(s): Public realm

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 Area

GP6 Protected monuments

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.

Subject to conditions and informatives the application is acceptable in relation to the above policies and other material planning considerations. There would be no significant impact on the protected monument or the conservation area.

Recommendation:

Grant with Conditions

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Date: 3rd April 20205

