

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: Create pedestrian access to north (roadside) boundary and install hardstanding to west boundary (site of a Protected Building) (Tree Protection Order).

LOCATION: Queens Road Medical Practice, Grange Road House, Grange Road, St. Peter Port.

APPLICANT: New Vision 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: 21/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2068 01.100, 03.39A

Application Ref: FULL/2025/0503

Property Ref: A306970000

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.The retaining wall hereby approved shall be constructed to match the height and external appearance of the existing roadside wall and shall be rendered within 28 days of construction.

Reason - To preserve the character and appearance of the Conservation Area and setting of the protected buildings.

Expiry Date: This permission will cease to have effect on 20/05/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Care must be taken to ensure that the design and construction of the approved pathway does not harm the root system of the nearby tree during construction and that the materials used are permeable or porous.

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/2025/0503
Property Ref: A306970000
Valid date: 26/03/2025
Location: Queens Road Medical Practice Grange Road House Grange Road Grange Road St. Peter Port Guernsey GY1 1RH
Proposal: Create pedestrian access to north (roadside) boundary and install hardstanding to west boundary (site of a Protected Building) (Tree Protection Order).
Applicant: New Vision 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 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. The retaining wall hereby approved shall be constructed to match the height and external appearance of the existing roadside wall and shall be rendered within 28 days of construction.

Reason - To preserve the character and appearance of the Conservation Area and setting of the protected buildings.

INFORMATIVES

Care must be taken to ensure that the design and construction of the approved pathway does not harm the root system of the nearby tree during construction and that the materials used are permeable or porous.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the formation of a pedestrian access in the roadside wall, from the site onto the Grange, with associated hardstanding pathway within the site. The application was amended during the consideration of the proposals to omit steps and install a ramped access from the public footpath so that all pedestrians can access the site without using the vehicular access as the stepped access originally proposed would have prevented wheelchair access and restricted access for those with pushchairs etc.

The submitted drawings clearly show the installation of a ramped access although there is one erroneous note that still refers to a stepped access. This note has been struck through by the Planning Service.

The site is located in the Main Centre and Conservation Area as designated in the Island Development Plan. The property is a Protected Building.

Relevant History:

FULL/2022/1268 – Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees). Granted 30/08/2022.

There have been various subsequent variation applications on the site none of which are relevant to the access now proposed.

Existing Use(s):

19 Non-res establishment
02 Flat

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:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
In Main Centres and Main Centre
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
IP9: Highway Safety, Accessibility and Capacity

Representations:

One letter of representation has been submitted which queries why the access incorporates steps rather than a ramp which would allow easy access for wheelchairs, buggies etc. The installation of steps would force the most vulnerable patients to use the vehicle access. A stepped access should be refused.

Consultations:

Public Health Service – The recently-published *Guernsey and Alderney Wellbeing Survey 2023*, showed that 81% of St Peter Port residents used walking for transport in the 4 weeks before the survey. From this we can infer that a high proportion of potential users of the Queens Road Medical Practice site could wish to do so on foot.

The covering letter to the abovementioned application states:

The proposed pedestrian access will improve safety and circulation to the site and will give pedestrians visiting the site a dedicated entrance segregated from vehicles.

Our observation is that a dedicated safe entrance/exit from the site will only be afforded to *able-bodied* pedestrians. Those with pushchairs, wheelchair users and those unable to manage steps would still need to enter the site via the vehicle access road, alongside road traffic. This compromises their safety.

We feel that the choice of step access for the pedestrian entrance represents a missed opportunity. A graded slope would prove accessible for a much wider group

of site-users and would help to promote safe, active (i.e. non-car-based) travel to and from the site.

Prioritising active travel and having a built environment which reflects and supports the importance of walking for health is a key goal for Public Health. Small but important changes, such as having sloped access to facilities — especially healthcare facilities — would contribute to an environment that makes it easier for islanders to make healthier choices and remain active for as long as possible.

Conclusion/Brief comment:

The proposals represent a high standard of design that respect the character and appearance of the Conservation Area. The works will not result in harm to the protected building nor to the amenities of any surrounding residential properties. The proposed access as amended, will provide a safe route to/through the site for all pedestrians when considering Policy IP9 of the Island Development Plan.

Although the works would fall within the root protection area of Protected Trees on the site, subject to the means by which the works are carried out, e.g. no dig method and not severing roots that are of a particular size, the works will not have a detrimental impact on these protected trees or their longevity.

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: 16/05/2025