

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: Change of use of former haybarn from storage (Use Class 22) to Education (Use Class 19) and associated works.

LOCATION: Blanchelande College, Les Vauxbelets College Complex, Le Bouillon, St. Andrew.

APPLICANT: Blanchelande College

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: 21/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: MAT Limited - 23-268-28A, 30 & -33.

Application Ref: FULL/2025/0841

Property Ref: K004840000

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.

Expiry Date: This permission will cease to have effect on 20/08/2028 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/2025/0841
Property Ref: K004840000
Valid date: 03/06/2025
Location: Blanchelande College Les Vauxbelets College Complex Le Bouillon Le Bouillon St. Andrew Guernsey GY3 5AU
Proposal: Change of use of former haybarn from storage (Use Class 22) to Education (Use Class 19) and associated works.

Applicant: Blanchelande College

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.

OFFICER'S REPORT

Site Description:

The building which forms the subject of this application comprises part of the Blanchelande College site. The main College buildings are located to the south-east of the land ownership, with associated playing fields to the east, bounded by Route de St Andre to the east and Le Bouillon Road to the south. A further group of buildings, within which the application building is located, are situated to the north-west of that building group, some of which have received permission for change of use to expand the educational use of the site (including Victor House in 2003 and the former Clockmakers in 2024). Those buildings are surrounded by agricultural land, falling within the same ownership, to the east, north and west, and are accessed from Le Bouillon Road to the south past the Little Chapel.

The curtilage of the school buildings is restricted to the building groups and immediately associated sports grounds. It would not comprise the whole of the area outlined in red on the submitted plan.

The site is located Outside of the Centres and within the Agriculture Priority Area as defined in the Island Development Plan.

Relevant History:

FULL/2024/0458 Change of use of 1st floor and section of ground floor of former Clockmakers building from retail (Use Class 10) to Education purposes (Use Class 19), erect fence and gates to west of building. Approved 17/04/2024

PAPP/2003/2889 Alterations to Victor House (building to south of building which forms subject of current application) – Approved conditional upon use ancillary to principal use of site for Public Amenity Use Class 31 (1991 Use Class Ordinance)

Change of use of stables (larger building which forms the subject of the current application) to store for furniture business. Approved 03/06/1975

Construct summer residence lounge at Les Vauxbelets College on upper floors of Valley House (including construction of second floor to that building). Approved 23/02/1970

Existing Use(s):

Valley House: No history can be found directly relevant to the ground floor of this building. Given the 1970s approval for use of the upper floors as ancillary to the College it would however be reasonable to conclude that the whole of this building is ancillary to the use of the College.

Former Haybarn: The last authorised use of this building is for commercial storage.

Brief Description of Development:

This application relates to “The Haybarn” and “Valley house”, located within the northern building group. The Haybarn comprises the largest and northern most part of the attached buildings, and Valley House comprises a detached building located to the north-east of the Haybarn.

Permission was initially sought for the change of use of the northern part of The Haybarn to expand the school premises, to form a 6th form common and games room. As part of the change of use all windows and doors to the ground floor of the relevant part of The Haybarn would be replaced, and one window opening in the west elevation would be altered to a door, for fire escape purposes. Internal alterations are also proposed. Following deferral, the application has been amended to include the southern part of the building within the change of use, to allow the use of that part of the building for purposes ancillary to the operation of the education use.

The ground floor of Valley House would be altered for use as communal toilets and an office in association with the school use. This would not comprise a change of use and the proposed works are internal only. This work would not amount to development requiring planning permission.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC2: Social and Community Facilities Outside of the Centres
OC3: Offices, Industry and Storage and Distribution Outside of the Centres
GP8: Design
GP9: Sustainable Development

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

Whether the proposal complies with policy.

Assessment against:

- 1 - Purposes of the law.
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
- 3 - General material considerations set out in the General Provisions Ordinance.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

Policy OC3 allows for the change of use away from storage providing that the proposed alternative use accords with all other relevant policies of the Island Development Plan.

The proposal would comprise an extension of the school use for the purposes of Policy OC2.

The expansion of the school use as proposed is not considered to undermine the vitality of the main centres. The proposal is for reuse of an existing building, with limited external alterations to fenestration, and would not therefore have any adverse impacts on the setting of the building or the appearance and amenity of the local area. The building is set within an existing building group in use for similar purposes and at a distance from any separate residential use. There would therefore be no adverse impacts on the amenity of nearby residential property.

The change of use would improve the existing facilities at the site and would not exceed the capacity of the site in respect of the provision of supporting facilities, eg car parking, or give rise to significant additional traffic movements which might impact on road safety.

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 and the proposals are considered to conform to the above policies of the Island Development Plan. Grant of permission is recommended, subject to conditions.

Date: 20/08/2025