

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: Demolish building, alter vehicle access to north boundary, alter parking area and landscaping.

LOCATION: King Edward VII Hospital, Rue De La Perruque, Castel.

APPLICANT: C I Healthcare Limited

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: 09/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7576-02/B1A & /B2A.

Application Ref: FULL/2025/0996

Property Ref: D008810000

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.Within four weeks of the new access being brought into use, the end(s) of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 08/09/2028 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/2025/0996
Property Ref: D008810000
Valid date: 25/06/2025
Location: King Edward VII Hospital Rue De La Perruque Castel Guernsey
Proposal: Demolish building, alter vehicle access to north boundary, alter parking area and landscaping.

Applicant: C I Healthcare Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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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.

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Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Site Description:

The site known as 'King Edward VII Hospital' is a large site situated on the south side of Rue de la Perruque. There are residential properties to the west and across the road to the north, to the east is a Guernsey States Property Services site and to the south open agricultural fields. The property is located Outside of the Centres as defined in the Island Development Plan, although it is about to be included in the L'Aumone Local Centre.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Public amenity use class 19: non-residential establishments.

Brief Description of Development:

Demolish one roadside building, alter the vehicular access to the north boundary and alter the parking layout and landscaping.

The application was deferred to request that pedestrian access is provided as well as vehicular access. The drawings were amended and there is now a dedicated footpath for pedestrians to enter and exit the site.

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

OC2: Social and Community Facilities Outside of the Centres
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity.

Representations:

There has been one letter of representation received and the issues are:

- Reading the waste management plan makes the realisation that there will be lots of large heavy vehicular movements to and from the site.
- The waste management plan makes reference to adapting the vehicular access but gives no details on how it will be adapted so unable to comment on it.
- The roads leading to the site are very narrow and have lots of children from reception to secondary age going both to and from Castel and Beaucamp schools every start and finish time during the week.
- One of the two roads leading to this is a tiny Ruelle Tranquille (Vieux du Beaucamps), I would like for the management of the build to consider treating the roads around the site as like a school street where there is no large vehicle movements half an hour either side of school start and finish time so there is a safe time for people to walk through either side of school start and finish time. Castel Primary School is a 8.45am start to a 3pm finish.
- It may also be of a benefit to think about consulting residents on a one-way system starting from Beaucamps running East toward the Castel hospital to avoid congestion of vehicles being forced to reverse in the narrow lanes. Also, asking site visitors to be patient and wait a few seconds on the short trip before trying to overtake kids on bicycles in inappropriate places.
- There are roughly 200 homes along Rue des Cauvains and Perruque including the Perruque house staff that all drive personal vehicles as well as cycling and walking and need commercial deliveries, so the road although a small lane is still a relatively busy lane that may benefit a one way system/cycle contraflow and lower speeds during the demolition and build phase.
- This is not against the build at all. I'd just like a first priority being planning how they keep the residents and kids safe from the extra heavy commercial traffic through the small lanes while the work is being carried out.

Consultations:

Traffic and Highways Services.

25/07/25

'I refer to the application by C I Healthcare Limited in respect of the above proposed development. I advise that an access should: -

- a) Enable a driver 2.4m from the edge of the carriageway to see a minimum of 33m in the direction of oncoming traffic and approaching traffic;*
- b) Not have any obstructions or planting greater than 900mm high above the road surface within the visibility splays;*
- c) Have sufficient width for service vehicles to exit and enter the drive without crossing into the path of vehicles on the opposite side of the carriageway;*
- d) Be square to the carriageway;*
- e) Be sited at a distance not less than 20m from a junction.*

The site adjoins a Neighbourhood Road that services a fairly significant number of residential properties such as those located at Chemin des Monts Estate and additionally the King Edward VII and Perruque House sites. Rue de la Perruque falls within a 25mph speed limit zone.

The road width on the approaches to the proposed relocated access are of sufficient width for cars to pass and whilst there is a bend, it is not of sufficient deviation that Traffic and Highway Services would describe it as a significant speed reducing feature.

The proposed access width is appropriate for use by service vehicles if needed, albeit there would be a limited bellmouth on the western side, meaning vehicles would be likely to cross into the path of traffic on the opposite side of the road if left turning out.

The proposed access design takes account of a 20m sightline standard but as noted above, the lack of significant speed reducing features along this part of Rue de la Perruque mean that THS recommends that a 33m sightline design standard is used. It appears however that such a standard would be challenging to achieve due to the building line to the east of the relocated access and the slight bend in the road. Based on aerial photos it appears that a sightline in the direction of oncoming traffic of circa 25m would be achievable providing a circa 20m section of the roadside wall is lowered to a height not exceeding 900mm and hedging is removed.

THS understands that the rationale behind the proposals is to separate access for a nursing home from circulation associated with adjacent States of Guernsey facilities. It also provides an increased and more efficient parking layout. It has however noted that the design does not include segregated access provision for pedestrians which may be warranted in the interests of safety and noting the proximity of the site to the Local Centre.

In conclusion, THS has some road safety concerns regarding the sightline that would be observed in the direction of oncoming traffic which could partially be overcome through the measures mentioned above to maximise it. It would recommend consideration being given to whether segregated pedestrian provision should be included in the design in the interests of safety and encouraging active travel.'

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy OC2 states that proposals for the extension, alteration and redevelopment of existing social and community facilities will be supported where the proposal would not undermine the vitality of the Centres, where it would be of a scale appropriate to its setting, where there are no unacceptable impacts on the visual appearance and amenity of the location concerned and where they accord with all the other relevant policies of the Island Development Plan. This application accords with this statement.

Although the building to be demolished was one of the original buildings on site, it is of no architectural merit and so its removal is not considered to be of any great loss. The removal of the building will allow direct access from Rue de la Perruque to the existing parking area on the west side of the site. The proposals do not impact on the other existing buildings which surround the proposed parking area, and the existing vehicular entrance to the car park will be blocked with some landscaping.

Removing the building will allow the new vehicular access and pedestrian access to be installed, opening up this section of the site for parking for 36 cars (including 4 disabled bays) and associated landscaping. At present the car park only has 20 dedicated bays and an unloading bay.

The site is about to be included within the L'Aumone Local Centre, as part of the Island Development Plan (IDP) Review, to help bring forward sites that are ripe for redevelopment.

The removal of the building brings more space for the new access which would have good sightlines in each direction for drivers leaving the site, which accords with policy IP9.

The proposals are considered to achieve a good standard of design, the scale and massing of the new layout is not considered to have any detrimental effects on the character and amenity of the surrounding area, nor will it have any impact on any of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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

3 - General material considerations set out in the General Provisions Ordinance.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 08/09/2025