

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: Install 2 sleeper pods to west boundary.

LOCATION: Vale Douzaine Room Carpark, Maraitaine Road, Vale.

APPLICANT: Caritas

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: 16/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio Architecture & Design: 083/SK01
Amazing Grace Spaces: AGS01 01

Application Ref: FULL/2025/1219

Property Ref: C010010000

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 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.

3. This permission is granted for a temporary period of two years only and the temporary accommodation pods hereby permitted shall be removed and the land shall be restored to its former condition on or before 16th September 2027.

Reason - The nature of the accommodation hereby permitted makes it unsuitable for a permanent permission. A temporary consent is justified and enables review in future should a further application be made.

4. No unit shall be occupied for more than 7 consecutive days by any occupant and no person shall occupy the units at the site for 30 nights or more in any calendar year.

Reason - The nature of the accommodation to be provided makes it unsuitable for longer or more regular periods of occupation.

Expiry Date: This permission will cease to have effect on 16/09/2027.

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/2025/1219
Property Ref: C010010000
Valid date: 06/08/2025
Location: Vale Douzaine Room Carpark Maraitaine Road Vale Guernsey
GY3 5QE
Proposal: Install 2 sleeper pods to west boundary.
Applicant: Caritas

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 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.

3. This permission is granted for a temporary period of two years only and the temporary accommodation pods hereby permitted shall be removed and the land shall be restored to its former condition on or before 16th September 2027.

Reason - The nature of the accommodation hereby permitted makes it unsuitable for a permanent permission. A temporary consent is justified and enables review in future should a further application be made.

4. No unit shall be occupied for more than 7 consecutive days by any occupant and no person shall occupy the units at the site for 30 nights or more in any calendar year.

Reason - The nature of the accommodation to be provided makes it unsuitable for longer or more regular periods of occupation.

OFFICER'S REPORT

Site Description:

The proposed development is in the south-western corner of the Vale Douzaine Rooms site, immediately to the north of an existing timber shed and to the east of an established boundary hedge. There are agricultural fields to the west and south, and the Vale Douzaine Rooms and car park to the east and north.

The site is Outside of the Centres designated in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

Vale Douzaine Rooms – Community use

Brief Description of Development:

The proposal is to install two prefabricated sleeping pods for use as emergency accommodation units. The pods each measure 2.4m long by 1.82m wide and 2.3m high. The external finish is fibreglass with a grey topcoat. The pods are designed to provide short stay emergency accommodation, typically for up to one week duration. The application seeks temporary planning permission for two years with an option to reapply at the end of that period.

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

Island Development Plan Policies:

OC2 – Social and Community Facilities Outside of the Centres
GP5 – Protected Buildings
GP8 – Design
GP9 – Sustainable Development

Representations:

One representation received, summarised as follows:

Objection is raised on the basis that the proposal is for change of use of a car park which is not meant for housing, next to a main road where children are going to and

from school, with so little space that activities could spill over into the car park. It is queried where occupants would wash and eat and whether this is an appropriate response to homelessness in Guernsey.

Consultations:

The Constables of the Vale are fully supportive of the application.

The Office of Environmental Health and Pollution Regulation requested further information from the applicant concerning proposed foul water drainage plans and clarification on the access and/or provision of food preparation and washing facilities for the temporary users of the pods. Following receipt of the requested information/clarification the Office of Environmental Health and Pollution Regulation had no further concerns regarding drainage and pollution issues.

The Office of Environmental Health and Pollution Regulation also requested further information/clarification in relation to housing standards in response to which the applicant provided further information regarding the provision of washing and showering facilities for the emergency pods.

The Office of Environmental Health and Pollution Regulation noted that the applicant intends that the unit is used for a maximum of 7 days by an occupant and recommended that each occupant is limited to fewer than 30 nights per calendar year.

Summary of Issues:

Policy principle
Standard of accommodation and related matters
Design and appearance
Effect on amenity
Any other material considerations

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).**

The proposed sleeping pods are to be located within the curtilage of the Vale Douzaine Rooms and rely on the Douzaine Rooms to function. The Constables of the Vale are fully supportive of the application. As proposed, the accommodation pods are ancillary to the existing community use of the site and constitute an extension to that use which accords with IDP Policy OC2. For the avoidance of doubt, in this situation the pods do not constitute new housing falling under Policy OC1.

The standard of accommodation to be provided and associated matters relating to drainage and pollution have been assessed by the Office of Environmental Health and Pollution Regulation and further relevant information on these aspects has been sought and received from the applicant. Following this engagement, the Office of Environmental Health and Pollution Regulation had no further comment on the application but recommended that conditions be applied to an approval limiting use of each pod to a maximum of 7 days by an occupant, with each occupant limited to fewer than 30 nights per calendar year.

The proposed pods are of an acceptable design and appearance and in the location proposed would have no adverse impact on the character or visual amenity of the locality. The pods would not be close to any residential property and would not adversely affect neighbour amenity. There would be no effect on traffic or parking provision.

There are Protected Buildings on Sohier Road to the west of the site, however given its scale and position in relation to these buildings the proposed development would have no effect on the setting of any nearby Protected Building.

The comments of the representor are noted, however considering the details of the proposal and that the Office of Environmental Health and Pollution Regulation is satisfied with the proposed arrangements, they do not represent compelling planning grounds on which to oppose the application.

It is recommended that the application be approved subject to conditions, including that the permission is granted for a temporary period of two years and that the duration of occupation is restricted to that recommended by the Office of Environmental Health and Pollution Regulation.

Date: 15th September 2025

