

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: Remove and replace a section of hedge and erect a fence to section of south (roadside) boundary and erect fence and gate to east of building.

LOCATION: Les Varendes High School, Rue des Varendes, St. Andrew.

APPLICANT: Office of The Committee For Policy & Resources

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: 31/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: States Property Unit - 6975/610, 611

Application Ref: FULL/2025/1464

Property Ref: K000150000

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.(a) Notwithstanding the details shown on the approved plans, prior to the planting of the replacement hedge along the southern boundary of the site full details of that hedge, specifying a species native to Guernsey and including the size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The hedge shall be planted, in the position shown on the approved plans and in accordance with the details approved under (a) above in the first planting season following the erection of the fence as hereby approved. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To make sure that an appropriate hedge is agreed, in order to help assimilate the development into its surroundings and in the interest of biodiversity.

Expiry Date: This permission will cease to have effect on 30/10/2028 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/2025/1464
Property Ref: K000150000
Valid date: 11/09/2025
Location: Les Varendes High School Rue des Varendes St. Andrew
Guernsey GY6 8TD
Proposal: Remove and replace a section of hedge and erect a fence to
section of south (roadside) boundary and erect fence and gate
to east of building.
Applicant: Office of The Committee For Policy & Resources

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. (a) Notwithstanding the details shown on the approved plans, prior to the planting of the replacement hedge along the southern boundary of the site full details of that hedge, specifying a species native to Guernsey and including the size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The hedge shall be planted, in the position shown on the approved plans and in accordance with the details approved under (a) above in the first planting season following the erection of the fence as hereby approved. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To make sure that an appropriate hedge is agreed, in order to help assimilate the development into its surroundings and in the interest of biodiversity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises Les Varendes High School situated to the west of Footes Lane and to the north of Rue des Varendes. Surrounding the site the area comprises an open field to the east with residential properties beyond, residential properties to the south and west and the school playing fields and Footes Lane sport facility to the north.

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

Relevant History:

FULL/2024/1248	Erect fencing to north, west & north-west boundary.	Granted 06/11/2024
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Existing Use(s):

School

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:

Island Development Plan Policies

- OC2: Social and Community Facilities Outside of the Centres;
- GP1: Landscape Character and Open Land;
- GP8: Design
- GP9: Sustainable Development
- IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission is sought to remove a section of hedge along the southern boundary of the site (the roadside boundary) and to erect a 1.8m high steel fence. The proposed fence will be a high quality Jackson bow top fence measuring 1.8m in height and will be finished in black. Once fully erected a replacement hedge will be planted along the full extent of the southern boundary of the site fronting the proposed fence.

To the east of the main school building permission is also sought to erect a fence and gate to surround the courtyard and entrance into the building at the base of the existing steps. This fence and gate will be a combination of 1.8m and 2.4m high Zaun Duo6 perimeter style fencing that will match those installed around the perimeter of the school building.

Policy OC2 supports proposals for the extension, alteration and redevelopment of existing social and community facilities where the development 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 other relevant policies of the IDP.

The proposal would not increase the floorspace of any of the existing buildings or of the facility in general. The scheme would support the existing operation of the school facility and would therefore not undermine the vitality of the Centres and is of a scale appropriate to its setting. The need for the fencing has been demonstrated and is required for the safety and security of the school and the students.

With regards to the visual impacts, policies GP1 and GP8 are also relevant. Policy GP1 supports development where it respects the relevant landscape character type within which it is set, where development does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area and takes advantage where practicable of opportunities to improve visual and physical access to open and undeveloped land. Policy GP8 requires proposals for new development to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

The proposed fencing is of a high quality, appropriate for this location. The drawings also show that once completed a replacement Elaeagnus hedge will be planted to provide an element of soft landscaping and to retain the visual appearance and character of the surrounding area. However, Elaeagnus hedging is not native to Guernsey and visually does not provide the best form of hedging. In the interests of both visual amenity and biodiversity it has been agreed with the applicant that an alternative native hedge species be planted. It is recommended therefore that should permission be granted a condition is included for full details of a native hedge (including the type, planting densities and height at the time of planting) to be submitted to and approved by the Authority and that the hedge is planted in accordance with the approved details in the first planting season following the installation of the fence. Subject to the recommended condition the proposal would be acceptable in visual terms and would also improve the biodiversity of the site in accordance with the Strategy for Nature Supplementary Planning Guidance.

The proposal would not harm residential amenity and has been designed so as not to obstruct access along the pavement and would therefore not harm highway 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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 30/10/2025

