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 replacement fencing to west and northeast boundary, install replacement fence and gate and install ramp to south of site (retrospective).

LOCATION: Bright Beginnings Children Centre, Rue Des Monts, St. Sampson.

APPLICANT: States Property Unit

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: 05/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: States Property Unit - ssis/2024/01, 02 & 03.

Application Ref: FULL/2026/0655

Property Ref: B00609A000+B006070000

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. Full details of the new hedge (including the type of hedge and planting densities) to be planted on the outside (north) of the new existing timber fencing shall be submitted to and approved in writing by the Authority within one month of the date of this decision. The new hedge shall be planted in accordance with the approved details in the first planting season following the approval of this application (i.e. by 31/03/2027). 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 ensure that an appropriate replacement hedge is planted in a timely fashion in the interests of the landscape character of the locality.

Expiry Date: This permission will cease to have effect on 04/10/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0655
Property Ref:	B00609A000+B006070000
Valid date:	16/07/2026
Location:	Bright Beginnings Children Centre Rue Des Monts St. Sampson Guernsey GY2 4HS
Proposal:	Install replacement fencing to west and northeast boundary, install replacement fence and gate and install ramp to south of site (retrospective).
Applicant:	States Property Unit

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Site Description:

The site known as 'Bright Beginnings Children Centre' is a pre-school located southwest of Delancy Park and north of the existing college complex. The building is from the mid-20th century and was an infant school for many years. The property is located in the St Sampson Main Centre Outer Area and Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/1603 - Demolish existing sheds, erect single storey outbuilding ancillary to the children's centre (sui-generis) to south boundary and erect a fence to north of proposed building – Approved September 2022.

Existing Use(s):

Public amenity use class 19: non-residential establishments.

Brief Description of Development:

This is a retrospective application to remove a hedge and install a replacement fence along the west and northeast boundaries, the fence is a 1.8m high solid timber fence. Install a replacement fence and gate and install a ramp to the south of the site.

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

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
GP1: Landscape Character and Open Land
GP4: Conservation Areas

GP8: Design
GP9: Sustainable Development

Representations:

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

- Inaccurate representation of hedge/tree removal on the application.
  The application submissions do not mention the removal of the hedge.
- Loss of biodiversity to the adjoining park.
  The hedge had nesting birds, and formed a wildlife corridor. The Authority should require an assessment of the ecological impact of the hedge removal.
- Material change to the character and appearance of the park boundary.
  Where there was once a hedge and chain link fence, semi-permeable soft boundary, there is now a solid timber and concrete post fence, which is a hard visually dominant structure that alters the character and amenity of the park.
- Works carried out without planning approval.
  The breach of planning control is directly connected to the harm now being assessed. Granting permission simply because the works have already been completed would, in my view, undermine the purpose of the planning system. Public authorities should lead by example and adhere strictly to the planning system.

Consultations:

None.

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.

In Guernsey schools tend to have perimeter boundary fences to ensure the safety of their students. They prevent children from leaving unsupervised and from unauthorised adults from entering. In this instance the choice of a solid timber fence, which is a natural material, was to prevent dogs from entering the site, as occurred

with the previous fence, and to prevent unwanted interactions between animals and children.

Initially the application was deferred to ask the applicant about re-planting a hedge on the outside of the fence to match the previous boundary which comprised a boundary hedge with a metal fence running on the inside of the hedge. The applicant has stated that the fence was installed along the line of the previous metal fence which leaves room to plant a new hedge outside of the fence along the actual boundary line.

On balance, as long as a new hedge is planted to soften the appearance of the fence along the northern boundary where it abuts Delancey Park, the replacement fence would conserve the character and appearance of the Conservation Area, in accordance with Policy GP4. A condition shall be added to ensure this happens.

The fence, gate and ramp to be constructed are not considered to have any detrimental impacts on the character and appearance of the surrounding conservation area, nor will they impact any neighbour amenity.

The site is not located within a designated Area of Biodiversity Importance and consequently it is unreasonable to request an ecological assessment to assess the impact resulting from the removal of the former hedge. The revised application includes the planting of a replacement hedge and this provides an opportunity to minimise any adverse impacts of the development on biodiversity.

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: 05/10/2026