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: Partially demolish and remove section of building to east of College building and erect fence.

LOCATION: Les Vauxbelets College Complex, Bouillon Road, St. Andrew.

APPLICANT: Blanchelande College Holding

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: 31/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan; Annotated building plan; Photo 1, Photo 2, Photo 3; Specification of works

Application Ref: FULL/2026/0884

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 30/07/2029 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/2026/0884
Property Ref:	K004840000
Valid date:	15/06/2026
Location:	Les Vauxbelets College Complex Bouillon Road St. Andrew Guernsey GY6 8XY
Proposal:	Partially demolish and remove section of building to east of College building and erect fence.
Applicant:	Blanchelande College Holding

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.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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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.

OFFICER'S REPORT

Brief Description of the site:

The building which forms the subject of this application comprises part of the Blanchelande College site and forms part of the main College building group, located to the south-east of the land ownership. The associated playing fields are located to the east, bounded by Route de St Andre to the east and Le Bouillon Road to the south. A further group of buildings are situated to the north-west of the main building group, some of which have received permission for change of use to expand the educational use of the site. 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:

Various applications associated with the ongoing use and expansion of the school premises.

Existing Use(s):

Public Amenity Use Class 19: School

Assessment: *(Tick as appropriate)*

no representation	X	visual amenity acceptable	X
accords with policy	X	no material neighbour impact	X
within curtilage	X	traffic not affected	X
design acceptable	X		

Policies considered most relevant:

OC2: Social and Community Facilities Outside of the Centres
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

Permission is sought to partially demolish the existing building forming the eastern wing of the main building group. The lower section of the north and south gables will be retained, together with a short section of the internal spine wall, which will support the south gable. The floors and, where present, floor slab will be removed and the building footprint will be surfaced with hardcore crushed from the removed building material. A fence will be erected along the western edge of the demolished structure, to secure the area from the adjacent playground. It is noted that this fencing is to be a temporary feature, anticipated to be for 18 months, by which point the applicant aims to have gained planning permission for further development of this area. No such application has however been submitted to date.

The existing building is 1.5 storeys and of mixed construction materials, and was constructed between 1898 and 1938. The building is however in a dilapidated state and does not contribute positively to the school building group or grounds, nor does it form a functional part of the school operation.

The building is not visible in views across the playing field from Route de St Andrew to the east, being set at a lower level than that field and screened by existing buildings and trees. The south gable is visible from the road to the south, elevated above the road. The building does not however positively contribute to the character of the area and demolition as proposed would not result in any adverse impact on that character.

The proposed finish of the area and partial retention of sections of the building would not result in a quality finish on a long term basis. Given the discrete location of the area, any visual impacts would however be limited to within the site area. Furthermore, the proposed fencing would be of good quality, and would not have adverse impacts if retained on a permanent basis. In this instance, it is not therefore considered necessary to issue a temporary permission, or to place any conditions in relation to the ongoing development of the site or future removal of the retained elements and fencing.

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.

Recommendation:
Grant with Conditions [X]

Date: 30/07/2026