

Sir Charles Frossard House
La Charroterie
St. Peter Port Guernsey
GY1 1FH
Tel: (01481) 717200
www.gov.gg
planning@gov.gg

APPLICATION FOR PLANNING PERMISSION IN GUERNSEY
THE LAND PLANNING AND DEVELOPMENT
(GUERNSEY) LAW, 2005 – AS AMENDED

BERMISSTON GUERNSEY
E - DOCS RECEIVED
26 FEB 2020
REF

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans, etc to be submitted).
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans, etc (1 electronic).
For all applications, complete pages 1 & 2 of the form.
For all non-householder applications, please also complete pages 3 & 4 of the form.

APPLICANT'S DETAILS		AGENT'S DETAILS	
A	Name: SUSIE SIMPSON-COHEN	Name:	<p>STATES OF GUERNSEY E - DOCS RECEIVED 20 JAN 2020</p> <p>REF J291/A</p>
	Address: GREEN ROOFS, LA GRANDE ROUTE DE LA CÔTE, ST. CLEMENTS	Address:	
	Postcode: JE2 6FW	Postcode:	
	Tel: 01534 510537	Tel:	
	Email: SUSIE.COHEN@CWGSY.NET	Email:	
		Ref:	

B APPLICATION SITE

Address: TREETOPS COTTAGE ~~THE MAISONNETTE~~, TREETOPS CLOS, ST. MARTINS, GUERNSEY

Postcode: GY4 6LU Cadastre ref (if known):

Site Area in either verges/acres/hectares/square metres:

C PROPOSED DEVELOPMENT

Is this application for: Planning Permission Outline Permission Reserved Matters

Description of the proposal, including any change of use:
CHANGE OF USE - SELF-CATERING → RESIDENTIAL

Has the proposal been the the subject of pre-application discussion with the Authority? Yes No

If yes, reference: / / . Case officer's name:

Does the proposal require an Environmental Impact Assessment? Yes No

Has the development already commenced? Yes No

D FEES

CATEGORY	NUMBER OF	FEE PER ITEM	TOTAL(£)
2B	1	£ 680.00	£ 680.00
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm
Fee enclosed:			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

E TREES AND HEDGES

Does the proposal involve the removal of trees or hedges? Yes No

If Yes, please confirm that all trees/hedges to be removed AND all trees/hedges to remain have been indicated on the block plan:

Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)? Yes No

Reference Number of TPO:

If Yes, please confirm that the submitted plans identify all protected trees affected by or close to the proposed development and all works to trees and roots.

F PROTECTED BUILDINGS/MONUMENTS

Does the proposal involve works to a Protected Building/Monument? Yes No

If yes, please confirm that the submitted plans show full details of all proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.

G DEMOLITION

Are any buildings/structures (including walls) to be demolished? Yes No

If yes, please confirm that the submitted plans clearly indicate all buildings/structures to be demolished.

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING

Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking? (delete as appropriate): Yes No

If yes, please confirm that the submitted plans clearly indicate all alterations to or creation of new access/car parking.

I MATERIALS

Please confirm that all external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.

Please confirm that a statement has been included to address the Sustainable Development matters and the Waste Management issues set out in Policy GP9 of the IDP, as appropriate.

J STATEMENT

I am the owner of the site

I have the written consent of the owner(s) of any part of the land to make this application

I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)

I/we hereby apply for planning permission, as described in this form and the accompanying plans/drawings, in accordance with the relevant legislation. I/we declare that to the best of my/our knowledge, all the particulars in this application are correct. I/we agree that any information given in this application may be disclosed to relevant Committees of the States of Guernsey, made accessible to the public, published in the local media and on the States of Guernsey website.

SIGNATURE:  NAME (Print): SUSIE SIMPSON-COHEN

Date: 8 JANUARY 2020 Company Name (if applicable) ANGEL STREET PROPERTIES

RESIDENTIAL DEVELOPMENT			
K		Existing Units	Proposed Units
	• Dwelling houses	0	1
	• Flats		
	• Sheltered Housing		
	• Specialised Housing		
	• Other Housing		
		Existing No of people	Proposed No of people
• Multiple occupation			

AFFORDABLE HOUSING	
Does Development Plan Policy GP11 (Affordable Housing) apply?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please confirm details of provision (land or units) are included	<input type="checkbox"/>
If unable to comply, please confirm reasons and viability assessment included	<input type="checkbox"/>

OTHER DEVELOPMENT			
M	GIFA = Gross Internal Floor Area	Existing GIFA m2	Proposed GIFA m2
• Retail convenience			
• Retail other			
• Food/drink			
• Offices			
• Industry/Storage & Distribution			
• Sport/Recreation/Leisure			
• Education/Community/Health			
• Agriculture/Horticulture			
• Infrastructure/Harbour/Airport			
		Existing bed spaces	Proposed bed spaces
• Visitor Accommodation – Serviced			
• Visitor Accommodation – Non-serviced		4 TO SLEEP / 2 ROOMS	0
• Staff accommodation			
		Existing GIFA m2	Proposed GIFA m2
• Other Use (please specify)			

PARKING PROVISION		
	Existing spaces	Proposed spaces
• Car	1	1
• (of which disabled)		
• Motorcycle		
• Bicycle		

CHECKLIST (Please tick boxes) or indicate n/a

0

ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;
Please see the guidance notes, PN2 Making a Planning Application, for more details

Application Forms x2

Site Location Plan x 4

Block Layout Plan x 4

Drawings x 4

Fee - See Fees for Planning Applications

A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;

Sustainable Checklist – a proportional response to IDP policy GP9

A brief written statement addressing the policy text should be submitted.

As a minimum for small extensions to dwelling houses this should confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the current Building Regulations.

Waste Management Plan – for more significant applications, including demolition.

Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.

Construction and Environmental Management Plan (CEMP) for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.

Dower Units – details of relationship between dower and principal dwelling.

See Planning Advice Note No1 – Dower Units.

Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.

Affordable Housing viability – where affordable housing requirements of policy GP11 are not to be complied with, an explanation must be provided. See the Supplementary Planning Guidance on Affordable Housing, section 10 for more details.

Visitor viability – where change of use of visitor accommodation is proposed See Supplementary Planning Guidance on Change of Use of Visitor Accommodation to Non-Visitor Accommodation Use, for more guidance.

Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.

Statement of Significance – For work to Protected Buildings.

Survey Plans – Required for work to Protected Buildings and conversions.

Agriculture Priority Areas – Report on suitability of land for farming purposes.

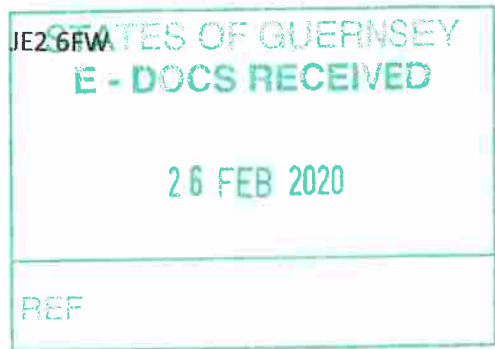
Please submit 2 copies of this completed form, together with the required sets of plans and other supporting information to: The Office of the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey, GY1 1 FH.

Green Roofs

La Grande Route de la Cote

St Clements

Jersey



24th February 2020

Dear Sir

APPLICATION REF NO: FULL/2020/0202

As per your letter dated 30 January 2020, please find enclosed the following:

- Updated Application for Planning Permission
- Floor Plan of the property (not to scale as agreed with CH)
- 4 copies of the Site Location Plan that you returned to me. I can also confirm that the red boundary line on the site location plan is the correct location of Tree Tops Cottage
- Income Statement for the year ended 31 December 2018 for Angel Street Properties

I understand Policy OC8 seeks to ensure no further loss of visitor accommodation to the Island. I would like to request a minor departure as the Policy does not take into account my own personal circumstances and the changes to the Clos in recent years, which are as follows:

I was willed Tree Tops by my late father Richard Cohen in 2015 and took over the running of the business for three years. Tree Tops Cottage and The Maisonette are situated around the corner from Tree Tops house which is where we were living, so for three years I was able to take on all of the associated duties of running a self-catering business including cleaning, laundry, changeovers, replenishing supplies and meetings and greeting my customers.

In 2018 my husband's role necessitated a move to Jersey and the family and I moved here in September of that year. Being located in Jersey meant that I was unable to carry out all of the above duties (on an unpaid basis) so had to rely on employing someone to oversee the maintenance of the properties, someone to look after the gardens and surrounding areas and of course someone to do all the cleaning and laundry etc. I have attached for your information the 2018 Income Statement for Angel Street Properties which shows that the business made just £4,114 profit in 2017 and a loss of £9,182 in 2018. Factoring in the additional staff costs it is inevitable that when my 2019 accounts have been prepared there will again be a negative balance. As such the business is simply not financially viable.

In addition to the above, The Clos and surrounding area has changed significantly over the past few years and the 'Tranquil countryside' that is referred to on the Tree Tops website and was a reflection of the properties at the time of my father's ownership is now misleading. Tree Tops Clos has ten Cottages. Nine of which are residential. The adjacent property applied to have a section of garden removed to allow car parking. This area is directly outside the front bedroom to my Cottage. At times there can be 3 or so cars parked there (one of which is a high performance car) and complaints from my customers in the summer indicated that there can be a high volume of noise from this area.

New owners bought this property in 2018 and at the time I was asked to sign a document asking me to agree to accept the change from lawn to car park which I wasn't prepared to do. It seems that I was in fact right to refuse to do so in light of the noise and complaints. Cars revving outside your bedroom window when you are on holiday are hardly likely to feel 'tranquil.'

A further factor that impacts on the changes of the Clos and the desirability of the Cottage as a self-catering unit is the swimming pool which is not in use, dangerous, overrun with weeds and an eyesore. Residents of the Clos have never been able to reach a consensus as to whether to reinstate it as a pool or fill it in and over the years have been reluctant to spend any money on it to at least keep it a tidy, clean and safe area. The Cottage appeals to families often with young children and I am sure any risk assessment would highlight an empty pool as being incredibly dangerous.

I don't believe that losing one unit of self-catering accommodation will have any impact whatsoever on the Island's tourist industry. I know of no establishment with 100% occupancy during the tourist season so can only assume the people who would potentially stay at the Cottage will quite easily be able to find alternative accommodation. I would also add that when you speak to Employment and Commerce for their opinion on Tree Tops, Peter Perrio and Marilyn Page, who are both familiar with the property, will be able to confirm the extent of the deterioration of the surrounding area as visitor accommodation. What used to be a pleasant Clos looks more like a car park with areas that have been neglected for years, certainly not what I would want to see if visiting Guernsey. I would urge you to visit the property to see first-hand what I am referring to.

I look forward to hearing from you as soon as possible. The Cottage is empty and has been since the end of September and Tree Tops will be closed for business this season. If I am not given permission for change of use I will be referring the matter to the Tribunal as I believe common sense must prevail. If I had applied for Change of use in 2015 when I became the owner of Tree Tops I understand it would have been a straightforward decision. By doing the right thing for my father and his regulars I am now in a situation where I cannot afford to run the business any longer and even if I could, I would be unwilling to due to the deterioration of the area in which Tree Tops is located which is out of my control.

Yours faithfully

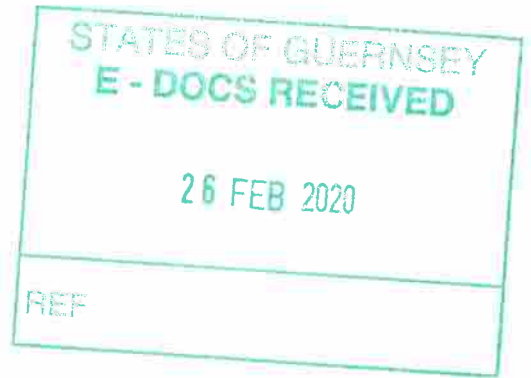
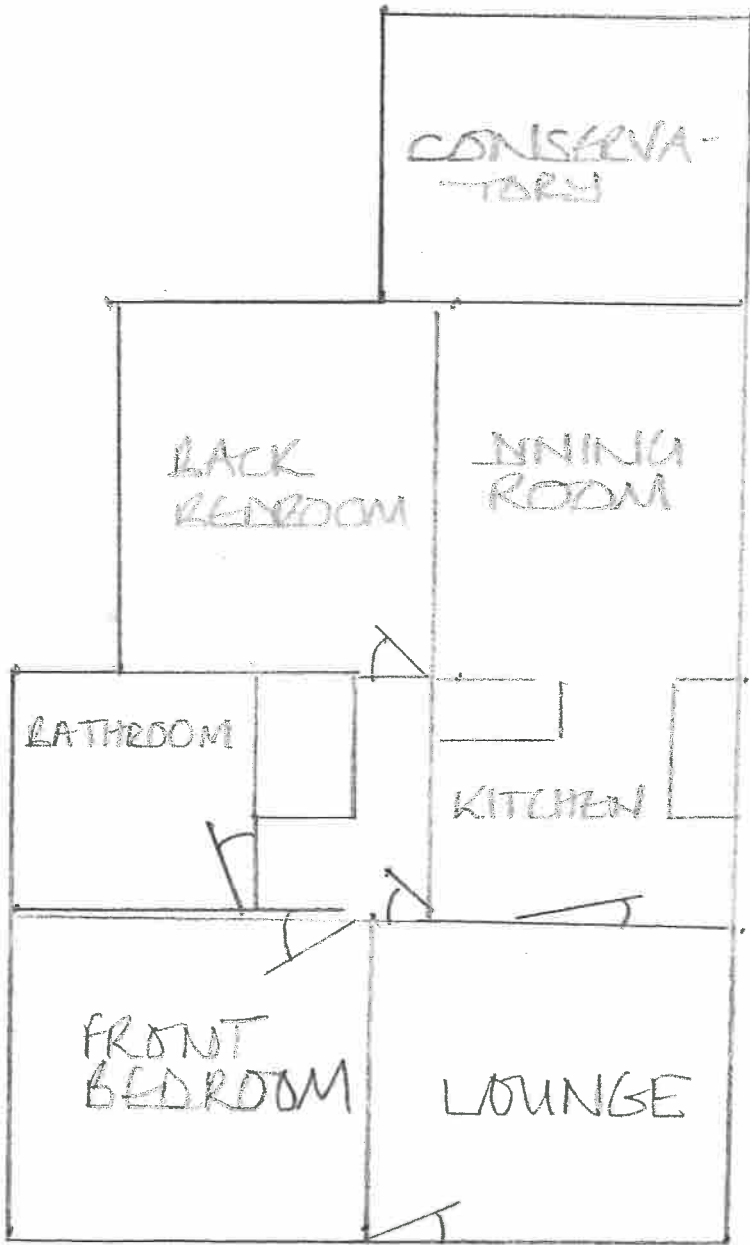


Susie Simpson-Cohen

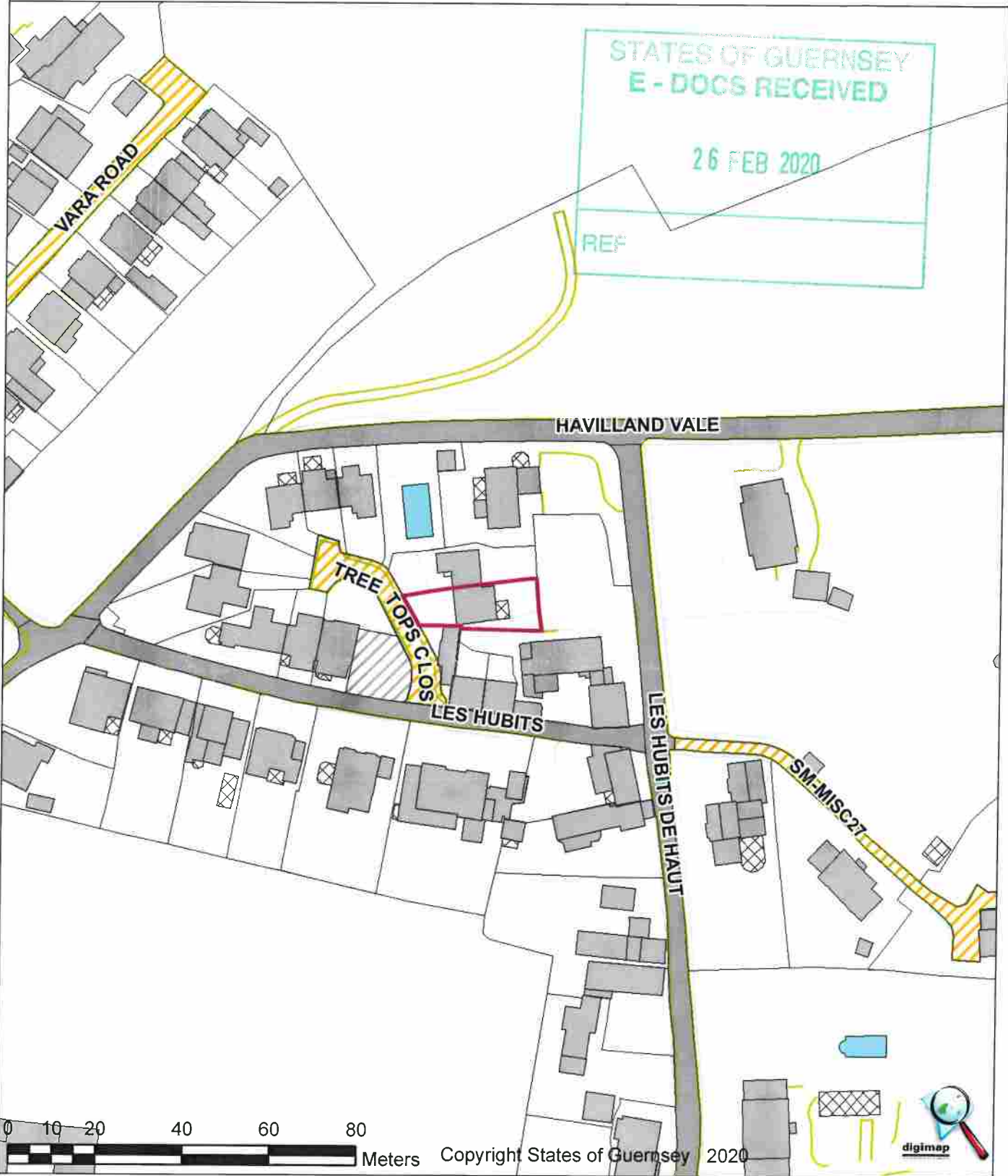
Director – Angel Street Properties

TREETOPS COTTAGE - FLOOR PLAN
(not to scale).

BACK



FRONT



Treetops
1
Tree Tops Clos
Les Hubits
St. Martin
GUERNSEY
GY4 6LU

Applicants Name :
NB Please indicate any amendments required to the address shown :-

Scale 1:1,250