

James Le Gallez
Strategic Planning & Property Ltd.
Digital Greenhouse
No.2 Market Square
St Peter Port
GY1 1HB

07781 425513
james@legallez.gg

Mr A J Rowles
Director of Planning Services
Development & Planning Authority
Sir Charles Frossard House
La Charroterie
St Peter Port
GY1 1FH

28 August 2020

Dear Mr Rowles

Re: Planning Application
Property: The former 'Jungle House', Oatlands Village, Oatlands Lane, St. Sampson
Request: Change of use of the former Jungle House to a nursery/pre-school
Applicant: F. B. Limited
Cadastre: B010080000

Please accept these materials as a planning application as set out under s.7 of the Land Planning and Development (General Provisions) Ordinance, 2007 and under the Island Development Plan (2016) (**IDP**).

The planning application request is, "*Change of use of the former Jungle House building to nursery/pre-school*" and as set out in the pre-application enquiry under PREA/2019/0591 on 17 April 2019 and further pre-application meeting on 25 February 2020.

The suggested policy gateways of the IDP were Policies OC9, OC2 and GP16(A) (and notwithstanding all other design and amenity issues). This application has been based on those policies and includes:

- 2 x Planning Application Forms (and owners authority);
- 3 x A1 plans 1540/26 and 1540/26A;
- 3 x A4 site and block plans;
- 3 x supporting statements;
- 3 x planning correspondences (pre-applications, emails etc); and
- 1 x planning fee to the sum of £870 for change of use (10A - £390), the creation of the external play area (4H - £240) and any fenestration alterations (4H - £240).

The summary is that the former Jungle House uses were ceased following the permission of the main play barn area. That area has gone on to be hugely successful. The former Jungle House building falls under the scope of the retail covenant but the building has never been used for retail. So, it has sat empty with no viable use for some time.

Therefore, allowing a nursery/crèche for young children provides a viable and sustainable use that works ancillary with the primary use of the site as an attraction for families. One compliments the other and have such facilities on the same site is not an uncommon phenomenon in other western world planning jurisdictions.

If, for any reason, Policy GP16(A) is the sticking point on allowing this application, then the written statement contains a written request as a departure from law under s.12(2) of the General Provisions, 2007. However, given the scope of this application, I suggest that is not necessary and planning conditions provide a more suitable control mechanism.

If you require any further information then please do not hesitate to contact me.

Your sincerely,

A handwritten signature in black ink, appearing to read 'James Le Gallez', with a stylized flourish at the end.

James Le Gallez

Director

07781425513

james@legallz.gg