

Our Ref: GN/lc/2144/210825planningservice

States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

27 August 2021

Dear Sirs

**PROPOSED SAFARI TENTS AND RELOCATION OF BOATYARD ACCESS ROAD AT BEAUCETTE MARINA,
LA ROUTE DE LA LANDE, VALE, GUERNSEY**

On behalf of our client, Beaucette Marina Ltd, we wish to make an application to the department to install 6 no. safari tents at the above site. In order to assist you with the application, please find enclosed the following:-

- 3 no. copies of our proposal drawing nos. 2144/03.01-03
- 1 no. copy of the completed application form
- Planning application fee of £330 applicable to Categories 4E and 4H

Our client recently gained permission under FULL/2021/0029 to install 6no self-catering tents in order to provide visitor accommodation at the above site. Following on from discussions with suppliers, our client has now decided to explore the possibility of replacing the glamping pods with safari tents, in the style and location shown on the enclosed drawings.

The tents will be located to the southern edge of the marina, in a similar location to the previously approved pods. As per the previous approval, it is envisaged that the users of the tents will have access to all facilities on the site such as car parking. The proposed tents measure 9 x 5.5m and are able to sleep up to 6 people and facilities will include a small kitchenette and shower room. Picnic benches will be provided to the area immediately in front of the tents. As can be seen, these are temporary structures and can be dismantled and removed from site if required.

In order to provide some natural landscaping to the area surrounding the proposed tents, we are proposing to sow the remaining area of the field in wildflower seeds to provide a large 'pollinator patch'.

With regard to planning policies, we would confirm that these are temporary structures, could be easily removed or moved if required and, therefore, we wish to make this application under the following policy:-

Policy OC8B; Visitor Accommodation Outside of the Centres – Campsites.



This Policy states that proposals for the creation of, or works to an existing, campsite will be supported, provided that;

- a) "Where a property falls within an agricultural priority area it is successfully demonstrated that the land cannot positively contribute to the commercial agricultural use of the agricultural priority area or cannot practically be used for the commercial agriculture without unacceptable adverse environmental impacts";

In this situation, the land use for this section of Beaucette Marina is agricultural, but under previous applications it has been established that this policy does not apply.

- b) "The scale of any permanent development is proportionate to the scale of the camping operation concerned";

Beaucette Marina occupies a large area of land on the northeast corner of the Island. As well as the marina facilities, Beaucette also provides restaurant, changing and laundry facilities for its visitors whether it be via boat, camping, motorhome or potentially in this case staying within the tents. It is therefore felt that, given that this large area of open land is currently unused, an additional 6 no. tents would not be considered as over development and therefore is proportionate to the land in which it sits.

- c) "The development is located so as not to have a significant adverse effect on the visual quality or landscape character of the area";

This application provides 6 no. tents within a lawned area in-front. We would propose to plant around the perimeter on two sides to screen these units from the neighbouring properties. Given that we are only asking for 6 no. units and with careful landscaping, we are of the opinion that this will not have a significant adverse effect on the area. In addition, the inclusion of a wildflower field to the south would help to enhance the application site.

- d) "All associated development is proportionate to and remains ancillary or ordinarily incidental to the campsite operation";

We trust, from the information provided, that it is clear that it our client's intention to use these facilities solely for visitor accommodation. The size of the units are such that they could not be used permanently or would be comfortable for more than a holiday break.

- e) "All structures are removed from site upon cessation of use or when no longer required";

As can be seen from the attached drawings, these tents are only temporary structures, lightweight in form, and are designed to provide a unique glamping experience whereby they do not feel like permanent structures within the landscape. As such, we believe this requirement within the Policy has been achieved and full consideration has been given to this.

- f) "It accords with all relevant Policies of the Island Development Plan";

In addition to the above, we are of the opinion that we do meet all other IDP Policies (see set out below GP), but in particular, we feel Policy OC8B is the most relevant to this particular application.

Relocation of Access Road:

In addition to the above, we are proposing to relocate the boatyard access road. At present, the access to the boatyard runs along the southern perimeter of the marina. In order to make the tents appeal to visitors and provide views of the marina, we are proposing to relocate the road behind the tents.

By relocating the road, it will not only provide better views for the tents, but will also provide a safe and traffic free area in front for the occupiers to enjoy.

The traffic flow to the boatyard varies throughout the year and is at its busiest in the summer months. Our client estimates that approximately 10 vehicles use the road daily during the summer and this typically involves cars and vans of people going to tend to their boats within the yard. Larger vehicles, such as cranes, JCBs and tractors will use the road to either move vessels within the yard or undertake maintenance to the marina piles and pontoons, however this is extremely rare (1 or 2 visits per year). No boats will ever be taken along the access road as all vessels enter the yard from the marina slipway only. Due to the nature of the road, vehicles are typically travelling at low speeds along the road producing minimum dust and noise.

In order to minimise any impact on neighbouring properties, the proposed access road has been kept a far away from the boundaries as possible. The impact on the most northernmost property, will be as existing due to the location of the existing access road being positioned directly behind its boundary. To protect the other properties neighbouring the access road, we will retain the existing dense planting to the boundary which can be seen on the enclosed drawings. This will ensure that any noise produced through the vehicle movements are kept to a minimum.

Policy GP9 – Sustainable Development:

In accordance with Policy GP9, we have addressed the requirements as follows:-

- a) This proposal has been designed to take into account the use of energy and resources and any adverse impact on the environment by paying particular regard to the location, orientation and appearance of the structures. The proposal has carefully considered the form of construction and use of materials and fully complies with current Guernsey Technical Standards (Building Regulations). Consideration has also been given to climate change and flood risks; and,
- b) This proposal will not have an unacceptable impact on the amenities of neighbouring properties. The tents sit within a large open environment and will be landscaped accordingly and set away from neighbouring properties so as not to create an impact; and,
- c) The proposal does accord with all other relevant policies of the Island Development Plan.

We trust that the above and enclosed provides you with sufficient information to consider the application and look forward to hearing from you in due course.

Yours faithfully



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for and on behalf of
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Enc

cc Beaucette Marina Ltd