

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 FORMATION OF 4 NO. MOTORHOME BAYS 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 provide 4 no. additional motorhome bays at the above site. In order to assist you with the application, please find enclosed the following:-

- 3 no. copies of our proposal drawing no. 2144/03.04
- 1 no. copy of the completed application form
- Planning application fee of £90 applicable to Category 4E

At present, 8 no. motorhome bays are provided for visitor accommodation at Beaucette Marina. These are all located within a field to the west of the Harbour Office. Since the provision to accommodate motorhomes was provided for visitor accommodation, they have proved very popular and our client would now like to install 4 no. additional bays.

The proposed bays would be positioned in the same field as the existing and would all be demarcated with banks and hedging to match. Mains electricity and water is already present within the field and would need to be extended to accommodate the new bays. New hedging would be planted between the new bays and Harbour Office car park to help screen the motorhomes from view as well as providing some privacy to guests.

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

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

This Policy asks 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 Beaucette Marina in this location is "sui generis" and, therefore, 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 or motorhome.

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

The motorhomes are to be located in the same field as the existing bays. Planting will be provided to the east to screen the new motorhome bays. Existing planting is provided to help screen the field from public views to the west.

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

The proposals are to extend the existing motorhome provision on the site and will be used under the same controls and conditions as at present.

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

Each motorhome will be privately owned and will be removed on completion of the owners holiday. No motorhome will be permanently store on site.

- 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.

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 motorhomes sit within a field already utilised for the parking of motorhomes and will be landscaped to avoid any potential impact on neighbouring properties; and,
- c) The proposal does accord with all other relevant policies of the Island Development Plan.



Tyrrell Dowinton
Associates

Chartered Architects

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

G. Nichols

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for and on behalf of
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Enc

cc Beaucette Marina Ltd