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: Change of use of basement, ground and 1st floor from mixed use (Sui Generis) to storage and distribution (Use Class 22).

LOCATION: CSL House, Pitronnerie Road, St. Peter Port.

APPLICANT: Mayfield Investments Ltd

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: 02/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Basement floor plan, ground floor plan, first floor plan, & Block Location Plan

Application Ref: FULL/2025/0579

Property Ref: A100790000

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 01/07/2028 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/2025/0579
Property Ref:	A100790000
Valid date:	02/05/2025
Location:	CSL House Pitronnerie Road St. Peter Port Guernsey GY1 2RF
Proposal:	Change of use of basement, ground and 1st floor from mixed use (Sui Generis) to storage and distribution (Use Class 22).
Applicant:	Mayfield Investments Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site comprises an industrial building situated to the north of Pitronnerie Road. Surrounding the site the area comprises industrial buildings of mixed designs and style to the north, east and west with an open field to the south on the opposite side of the road.

The site is situated within a Key Industrial Area as designated in the Island Development Plan.

Relevant History:

FULL/2013/1422	Install windows either side of entrance doors and apply render to front; erect wall to block up vehicular entrance and create additional car parking spaces.	Granted 18/10/2013
FULL/2011/1351	Relocate external standby generator, demolish and alter planters.	Granted 14/06/2011
FULL/2009/3936	Install an external standby generator.	Granted 26/01/2010
PAPP/1999/1466	Utilise part of first floor as a disaster recovery suite	Granted 28/09/1999
PAPP/1998/1200	Change of use of first floor of premises from light industrial to independent office use	Refused 21/04/1998
PAPP/1996/2859	Change of use of part of warehouse from Use Class 41 to Use Class 48	Granted 23/07/1996
PAPP/1996/1101	Change of use of first floor of light industrial building to goods transfer depot (Storage and Distribution Use Class 45)	Granted 29/03/1996
PAPP/1994/0323	Change of use of part of warehouse to goods transfer depot and ancillary bottling plant classified within Storage/ Distribution Use Class 45 of the Island Development (Use Classes) Ordinance, 1991.	Granted 15/04/1994
PAPP/1994/0321	Change of use of part of warehouse for storage of building materials (classified within Storage/Distribution Use Class 41 of the Island Development Committee (Use Classes) Ordinance, 1991.	Granted 15/04/1994

Existing Use(s):

Mixture of uses (Sui Generis)

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

Island Development Plan Policies:

- MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas;
- GP8: Design;
- IP7: Private and Communal Car Parking;
- IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission ref: FULL/2013/1422 granted planning permission for various external works to the property. An informative was included on the permission which stated the following: "*"For the avoidance of doubt, it is advised that the ground floor use of the above property is classified as Industrial Use Class 37 and the first floor as Storage and Distribution Use Class 35 of the Land Planning and Development (Use Classes) Ordinance, 2007 and the building should be used for no other purpose."*

For clarification, in the 2007 Ordinance, Use Class 37 is Light Industrial and Use Class 35 is the use for data and archive storage in any form relating to a business carried out elsewhere. The 2007 Ordinance has since been superseded by The Land Planning and Development (Use Classes) Ordinance, 2017. Within the 2017 Ordinance a Light Industrial Use falls within Use Class 24 and data and archive storage falls within General Storage and Distribution Use Class 22.

Since the approval of the 2013 application there has been no further applications decided on this property. The property as a whole therefore comprises a mixture of uses, with no defining Use Class and is considered a Sui Generis Use.

Under this application planning permission is sought to change the use of the basement, ground and first floor of the premises from a Sui Generis Use to storage and distribution use (Use Class 22).

Policy MC5(A) supports proposals for new or the alteration, extension or redevelopment of existing industrial or storage and distribution developments and related ancillary development. Support is also given for the change of use from storage and distribution to industrial uses and vice versa to ensure flexibility within these areas to accommodate market demand.

The use of the site for storage and distribution is therefore supported and complies with policy MC5(A) of the IDP.

No external alterations are proposed, and the proposed use would not harm the amenities of any surrounding uses. The proposal complies with Policy GP8 in this respect.

Parking exists to the front of the premises sufficient to satisfy the Parking Standards and Traffic Impact Assessment SPG, 2016. The site is accessed to the south onto Pitronnerie Road which is a Traffic Priority Route, capable of accommodating any increase in traffic to and from the site resulting from the proposed change of use. The proposal would therefore not harm highway safety and complies with Policies IP7 and IP9 of the IDP.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:
Grant with Conditions ☑

Date: 30/06/2025