

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: Install illuminated signage, including replacing the double sided illuminated sign to south boundary and install cladding to canopy.

LOCATION: Co-Op En Route, Les Bas Courtils Road, St. Sampson.

APPLICANT: Mr H Mitchell

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: 21/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason: 4432 015 P2
Omega Signs: Pages 2, 3, 4, 5, 6, 8

Application Ref: FULL/2025/0668

Property Ref: B00070A000

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.

4.The extent of illumination shall be limited to that area comprising the price of fuel within the site and the lettering on the other signs. The signs shall be illuminated only between 0700 and 2100 hours on any day.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the signs are illuminated only at times when the fuel filling station is open.

Expiry Date: This permission will cease to have effect on 20/07/2028 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/0668
Property Ref: B00070A000
Valid date: 21/05/2025
Location: Co-Op En Route Les Bas Courtils Road St. Sampson Guernsey
GY2 4BL
Proposal: Install illuminated signage, including replacing the double
sided illuminated sign to south boundary and install cladding
to canopy.
Applicant: Mr H Mitchell

RECOMMENDATION - Grant: Planning Permission with Conditions:

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.

4. The extent of illumination shall be limited to that area comprising the price of fuel within the site and the lettering on the other signs. The signs shall be illuminated only between 0700 and 2100 hours on any day.

Reason - To ensure the satisfactory appearance of the completed development and to ensure that the signs are illuminated only at times when the fuel filling station is open.

OFFICER'S REPORT

Brief Description of the site:

The site is located north of Les Bas Courtils Road, there is a commercial warehouse to the north and residential properties to the east and west, with the coast to the south beyond the road. The petrol station and shop are located within the St Sampson Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

FULL/2025/0939 – Install and alter hardstanding – Pending.

FULL/2015/1370 - Erect one partly illuminated double sided totem sign at western entrance to site – Approved August 2015.

Existing Use(s):

Suis generis use class 29: sui generis.

Assessment: *(Tick as appropriate)*

no representation

✓
✓
✓
✓

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

✓
✓
✓

Policies considered most relevant:

MC7: Retail in Main Centre Outer Area

GP8: Design

GP9: Sustainable Development

Consultations:

The Office of Environmental Health and Pollution Regulation.

'I have reviewed the documents submitted regarding the proposed installation of replacement illuminated signage, including double sided illuminated sign to the south boundary and to install cladding to a canopy at the above site.

I confirm that I do not wish to make any comments or objections in relation to this application.'

Conclusion/Brief comment:

This application is to install illuminated signage around the petrol station canopy and shop front, including replacing the double sided illuminated (cost of petrol) sign to south roadside boundary and install cladding to canopy.

The cladding to the canopy is considered to be exempt and therefore will not be assessed as part of this application.

Policy MC7 states that proposals to extend, alter or redevelop existing convenience retail premises, will be supported where they accord with all the relevant policies of the Island Development Plan.

The proposals are to up-date the shop entrance and panels around the rear with some new panels and some new signs in line with current branding, which is being rolled out at all the Co-Op/garage stores. The new signs are to be illuminated with a low glow through the wording, but in consultation with Environmental Health, there is enough distance between site/signs and the neighbours for the proposals not to affect the nearby properties. Therefore, the proposals are not considered to have any detrimental impacts on any residential neighbours.

As part of the original permission for the development/signage (see history above) the illuminated signage had a condition to only be lit whilst the petrol station was open, between 7am and 10pm, however the supporting letter only requested illumination between 7am and 9pm, so a condition shall be added to this application for consistency and having regard to the amenities of surrounding occupiers.

The proposals are not considered to impact significantly on the character and appearance of the area given that is a Main Centre Outer Area in which advertising is to be expected and therefore is considered to conform to the above policies of the Island Development Plan and grant of permission is recommended.

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.

Recommendation:
Grant with Conditions



Date: 21/07/2025