

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: Variation to previously approved plans to demolish outbuilding/store. Erect workshop to east elevation, install solar panels, alterations to cladding to main building. Create additional vehicle access to north elevation (revised scheme) - Reduce extension footprint to north, alter entrances, fenestration and parking area, erect bin enclosure and install signage.

LOCATION: Jacksons, Rue Des Landes, Forest.

APPLICANT: Jacksons (CI) 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: 06/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: U35-10393-S1-10C, 11C, 12A, 13B, 16A , 19 & 20

Application Ref: FULL/2025/0787

Property Ref: H00208A000

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 on or before 07/09/2026.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 08/09/2023, issued under planning application reference FULL/2023/1150, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 07/09/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisements to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2025/0787
Property Ref: H00208A000
Valid date: 19/06/2025
Location: Jacksons Rue Des Landes Forest Guernsey GY8 0DD
Proposal: Variation to previously approved plans to demolish outbuilding/store. Erect workshop to east elevation, install solar panels, alterations to cladding to main building. Create additional vehicle access to north elevation (revised scheme) - Reduce extension footprint to north, alter entrances, fenestration and parking area, erect bin enclosure and install signage.

Applicant: Jacksons (CI) Ltd

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 on or before 07/09/2026.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 08/09/2023, issued under planning application reference FULL/2023/1150, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

INFORMATIVES

For the avoidance of doubt, the advertisements to which this permission relates are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

Jacksons Showroom is situated to the north of Rue des Landes between the 'Happy Landings' pub and the airport carpark and terminal building. To the north of the site is an airport access road. An existing commercial style showroom/workshop building exists to the northwest of the site with areas of car parking/show room parking to the south and east. Some existing signs are illuminated (Jacksons name and not vehicle manufacturers).

The site is located in a Local Centre and Airport Consultation Zone as designated in the Island Development Plan. 'Happy Landings' is a Protected Building as are residential properties to the south of Rue des Landes.

Relevant History:

The site has a lengthy planning history, set out more fully as part of the original application to extend the building in 2023.

FULL/2023/1150 - Demolish outbuildings/store. Erect workshop to east elevation, install solar panels, alterations to cladding to main building. Create additional vehicle access to north elevation (Revised Scheme) – granted

As part of the 2023 application it was noted that a protected tree (TPO) was situated on the site, adjacent to the south site boundary with Happy Landings and this was primarily based on the mapping system. It has since been noted that the TPO related to two trees but that permission was granted for the removal of one tree, under application reference FULL/2010/1003, in 2010 whilst the other was considered effectively dead and so its removal was exempt. There are no protected trees on the site. The 2010 permission did include a landscaping condition and readily apparent whether this landscaping agreed by the DPA and implemented.

Existing Use(s):

Sui-generis mixed use - comprising a mix of car showroom, workshop and ancillary stores and ancillary offices and facilities

The sale of motor vehicles is a comparison retail use under planning policy.

The display of motor vehicles outside the showroom is regarded as ancillary to comparison retail.

Other facilities on site include a workshop for the maintenance of vehicles, a parts store and car valeting which are considered industrial and storage uses.

Ground floor areas are currently used for reception and toilets. The first floor provides offices and a canteen which are ancillary to commercial operations on site.

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:

Strategic Land Use Plan

LP6- Emphasises the need to ensure development outside of the MC's does not dilute the role of the MCs or detract from their current and future role as attractive and viable commercial, leisure and residential areas.

LP10 – The Development Plans will identify local centres based on the assessment of services and facilities (sustainability indicators) within the locality and enable limited development of a scale that is appropriate for the specific location and would not

result in the centre affecting the vitality and viability of the MCs. This will be achieved by (inter alia) enabling small scale economic development where it is appropriate to do so and enabling a flexible approach to the management of development that can adapt to more or less growth or change over time.

SLP3 – The main focus for industry will remain in and around MCs. The Local Centres may also provide some opportunities. Provision will be made for a comprehensive range of employment opportunities.

Island Development Plan policies:

LC4(A): Offices, Industry, Storage and Distribution in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

LC5: Retail in Local Centres

GP5: Protected Building (setting)

GP8: Design

GP9: Sustainable Development

GP17: Public Safety and Hazardous Areas

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Annex IX: Public Safety Areas

Conclusion/Brief comment:

The application seeks to vary the previously approved scheme to erect a workshop extension to the east elevation of the building with other associated external works and for the creation of a vehicular access to the north boundary. The variations proposed relate to a reduction in the footprint of the proposed extension and alterations to fenestration and for the erection of a bin enclosure. The application also relates to new and replacement signage to the building, as extended. The drawings and other information contained within the submission do not state that any of the signage will be illuminated.

Trees shown on the plans to be removed are not the subject of a Tree Protection Order and their removal does not require planning permission. The scheme indicates that the gravel parking area will be extended into the area where the trees have been removed. It is also noted that an existing earthbank within the site would be removed in connection with revised parking layouts. Given position and isolated nature of this earthbank it does not contribute to the wider landscape character nor would its removal be harmful to the character and appearance of the locality.

Planning permission was granted in 2023 to extend the existing premises. The current proposals would not see an increase in the comparison retail floorspace and remains compliant with Policy LC5. The design and appearance of all aspects of the development are acceptable in accordance with Policy GP8 and will not have a detrimental impact on residential amenity or on the safe operation of the airport when considering Policy GP17.

The proposed signage is considered proportionate to the scale of the development and in keeping in the context of the site adjacent to the airport in accordance with Policy GP8 of the IDP. An informative note can be placed on the permission advising that the application has been assessed on the basis that the signage is non-illuminated and that illumination (internal or external) would require the separate grant of planning permission.

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.

In view of the above it is recommended permission is granted for the variations proposed.

Recommendation:

Grant with Conditions



Date: 05/08/2025

