

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: Redevelopment of site for storage and distribution purposes - partially demolish existing building including demolish 3 residential units, erect 2 storage/industrial buildings and associated works, relocate vehicle access along south boundary and create parking area.

LOCATION: Wolesley Warehouse & Plumb Centre, Pitronnerie Road, St. Peter Port.

APPLICANT: Chastleton Property 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: 15/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 24-1577 PD-01A, 02, 03, 04, 05A, 06, 07, 08, 09A, 10 & 11
Tree Dimensions Landscape Proposals dated 09/04/2025

Application Ref: FULL/2025/0813

Property Ref: A10067C000

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.Within 3 months of the commencement of works, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree planting, noting the location, species, sizes and numbers at the time of planting;
- iii) the treatment proposed for the east boundary and/or to delineate planters C, D, E, F and G.

Reason - In the interests of visual amenity.

5.The landscaping scheme shall be fully completed, in accordance with drawing 24-1577/PD-11, Tree Dimensions Landscape Proposals dated 09/04/2025 and as updated by the details agreed under the terms of the above condition 4, in the following stages:

- Planters A, B, C, D and E in the first planting season following the first occupation of unit 4 or completion of the development whichever is the sooner,
- Planters F, G and H in the first planting season following the first occupation of unit 1 or completion of unit 1 whichever is the sooner,
- or in accordance with a programme previously agreed in writing by the Authority.

Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity.

6.No metal roofing or cladding or porcelain or stone wall cladding shall be installed until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

7.The works to the south boundary wall, including the ends of the new opening and blocking up the existing access, shall be completed using materials and a method of construction which match the remainder of the existing south boundary wall prior to the first occupation of units 2 or 4 or the completion of the development whichever is the sooner.

Reason - In the interests of visual amenity.

8.The provision to be made for the storage of bicycles for each unit shall be completed and made available for use prior to the first occupation of the relevant unit or completion of the development whichever is the sooner.

Reason - To make sure that convenient provision is made for cyclists.

Expiry Date: This permission will cease to have effect on 14/08/2028 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/2025/0813
Property Ref: A10067C000
Valid date: 16/05/2025
Location: Wolesley Warehouse & Plumb Centre Pitronnerie Road St. Peter Port Guernsey GY1 2RG
Proposal: Redevelopment of site for storage and distribution purposes - partially demolish existing building including demolish 3 residential units, erect 2 storage/industrial buildings and associated works, relocate vehicle access along south boundary and create parking area.
Applicant: Chastleton Property 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.

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Reason - In the interests of visual amenity.

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Reason - To make sure that convenient provision is made for cyclists.

OFFICER'S REPORT

Site Description:

The site comprises of a 2 storey concrete flat roof building fronting onto Pitronnerie Road to the south with 3 flats at first floor level and commercial uses at ground floor with a steel framed twin span warehouse building and an open yard to the north. The site is situated within the Pitronnerie Road Industrial Estate and it forms the corner plot to the north-west of the eastern access to the industrial estate. The site is designated as a Key Industrial Area and is within the St Peter Port Main Centre Outer Area.

Relevant History:

08/01/2025 – PREA/2024/2026 – Pre-application advice regarding redevelopment of industrial units.

Existing Use(s):

Storage/Distribution use class 22: general storage or distribution
Residential use class 2: flat

Brief Description of Development:

Planning permission is requested for the redevelopment of the site for storage and distribution purposes involving partially demolish existing building including demolish 3 residential units, erect 2 storage/industrial buildings, relocate vehicle access along south boundary and create parking area.

The application is accompanied by a Site Waste Management Plan.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - within Key Industrial Areas and Key Industrial Expansion Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP10: Comprehensive Development

Policy GP12: Protection of Housing Stock

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

One letter of representation from neighbouring site to the north, main points as follows;

- The proposal includes building on top of an existing wall that divides the site and the neighbouring property to the north and which is owned by the neighbouring property to the north.
- Whilst in agreement to the proposal, it is understood that a conveyance will be required and it is noted that they would not agree to the building of the wall without the legal process being completed.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development including the loss of housing.
2. Design and impact of the development on the appearance and character of the area.
3. The impact of the development on the amenity of people living in the area.
4. Road safety, traffic management and parking.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The principle of the development including the loss of housing

Policy MC5(A) supports proposals for extensions to existing industrial or storage developments within the Key Industrial Areas. Pitronnerie Road Key Industrial Area is identified as a well-established industrial estate and encouragement is given to the refurbishment, intensification and redevelopment of this area to improve the quality of the building stock in order to continue to be capable of accommodating a range of industrial and storage uses.

The agent advises that the flats have been uninhabited for 28 years and are in poor condition. The condition of the flats in themselves does not demonstrate that they could not be upgraded to provide satisfactory living conditions. However, the redevelopment of the site represents an opportunity to reconsider whether the

residential units are appropriate and compatible within the Key Industrial Area. As a Key Industrial Area the land is supported and prioritised for uses that could be detrimental to residential living conditions and planning exemptions now allow existing uses to change between storage and industrial and vice versa without the need for planning permission. This could create an immediate environment to these residential uses that could result in/further impact their living condition.

Whilst it is appreciated that mitigation measures, such as triple glazing or sound insulation could be incorporated in the design to help with noise disturbance, given the residential accommodation is directly within a Key Industrial Area and in a location where a range of storage and industrial uses will be encouraged by the Authority, and which has the potential to be exacerbated through the redevelopment of the site or through exempted development, there is no way of knowing for certain what impacts and what level of mitigation are therefore needed to ensure satisfactory living conditions. Given its designation as a Key Industrial Area, it is accepted that there is no reasonable way of upgrading the accommodation to mitigate the potential impacts on their living conditions. In addition, the retention of the residential units could limit the potential of the surrounding industrial uses and the potential for a comprehensive scheme for the whole site to make the most effective and efficient use of the land. As a result, residential uses are considered to be a non-conforming and non-compatible use within Key Industrial Areas and the loss of the residential units would accord with Policy GP12 and it would enable the comprehensive redevelopment and intensification of storage and/or industrial uses within a Key Industrial Area, in accordance with Policy MC5(A).

Design and impact of the development on the appearance and character of the area

The proposal would result in a substantial increase to the scale and mass of the built development on the site. However, it would respect the scale, mass and height of existing buildings on neighbouring sites. The design of the buildings would reflect the industrial nature of the area and they achieve a good standard of design, precise details of external cladding can be requested by condition. Although the loss of 2 existing trees along Pitronnerie Road is unfortunate, as a whole, the alterations to the roadside boundaries and the replacement soft landscaping have the potential to enhance the character and appearance of the area. However, it is noted that the majority of proposed trees are non-native and small and further enhancements to biodiversity and visual amenity could be achieved if a greater proportion of trees were of native species and trees of a more substantial size are selected (where spaces allows), for example in planter A. In addition, there are some concerns with the use of large boulders to form the eastern roadside boundary and further details would be required to fully assess this aspect. Revised landscaping and east boundary treatment details can be dealt with by condition. As a whole the proposal achieves a good standard of design, in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

The site is within a Key Industrial Area where existing uses can change between storage and general industrial uses and vice versa without the need for planning permission. The proposed intensification and redevelopment of the site would not

materially alter the potential to use the site for general industrial purposes which could result in a degree of noise and disturbance for surrounding neighbouring residential properties to the south and east. As a result, the proposal is unlikely to result in any significant additional adverse effects on the amenities of neighbouring residents compared to the potential use of the existing site.

Road safety, traffic management and parking

Relocating the existing access in the south roadside boundary further west would increase the distance to the eastern access of the industrial estate and the traffic light junction which is likely to enhance road safety and traffic management. The proposed relocated access is indicated to be able to achieve adequate sightlines. Reducing the number of parking spaces along the east boundary which directly access onto the estate road and removing spaces at the southern end of the site, closest to the junction with Pitronnerie Road, is also likely to enhance road safety and traffic management. Adequate vehicle parking and bicycle storage is provided across the site.

Whilst the proposal would create approximately 1000sqm of additional storage/industrial floor space, due to the scale of the existing site, its location within a Key Industrial Area and its accessibility to the east coast inter harbour route, additional traffic movements related to the intensification of use of the site are unlikely to result in any significant adverse effects on road safety and traffic management and a Traffic Impact Assessment is not required in this case. The proposal accords with Policies IP6, IP7 and IP9.

Other Matters

With regards to the comments in the representation, all decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary, third party disputes or other related matters of ownership. Where necessary such cases should be resolved by seeking legal advice.

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.

It is recommended that the application is approved.

Date: 08/08/2025