**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 double sided non-illuminated cross sign, imodify existing signage and install internal fixed illuminated sign (Protected Building).

**LOCATION:** Co-Operative Store Locale, The Market Building, Market Square, St. Peter Port.

**APPLICANT:** The Channel Islands Co-Operative Society 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: 18/06/2025**

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:** Tyrrell Dowinton Architects - 2427 03.01A, 03.02B, 03.03B & 03.04.

**Application Ref:** FULL/2025/0814

**Property Ref:** A400020000

**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 hours of operation for the illuminated signage hereby approved shall be limited to 07:00 to 21:00 each day.

Reason - To protect the amenities of the area and neighbouring residents.

5.The illuminated signage hereby approved shall be operated by a timer which is set to illuminate and extinguish lighting at the permitted times. The timer will be changed to reflect when British Summer Time begins and ends.

Reason - To protect the amenities of the area and neighbouring residents.

**Expiry Date: This permission will cease to have effect on 17/06/2028 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**

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|---|---|
| **Application No:** | FULL/2025/0814 |
| **Property Ref:** | A400020000 |
| **Valid date:** | 16/05/2025 |
| **Location:** | Co-Operative Store Locale The Market Building Market Square Market Square St. Peter Port Guernsey GY1 1HE |
| **Proposal:** | Install double sided non-illuminated cross sign, imodify existing signage and install internal fixed illuminated sign (Protected Building). |
| **Applicant:** | The Channel Islands Co-Operative Society Ltd |

**RECOMMENDATION -** Grant: Planning Permission with Conditions:

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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.

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**OFFICER'S REPORT**

**Brief Description of the site:**

The site known as 'The Market Building' is located to the north of Fountain Street and southeast of Market Street, forming a circular end where the two roads meet. The building is located within the Main Centre of St Peter Port, it is within the Conservation Area and Core Retail Area as defined in the Island Development Plan. The building is also a Protected Building.

**Relevant History:**

FULL/2023/0487 – Install cladding and signage, including illuminated signage (Protected Building) – Approved May 2023.

**Existing Use(s):**

A mix of retail and office space.

**Assessment:** *(Tick as appropriate)*

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

**Policies considered most relevant:**

MC6: Retail in Main Centre
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design

**Conclusion/Brief comment:**

Policy MC6 states that proposals to extend, alter or redevelop existing retail premises will also be supported providing they accord with all other relevant policies of the Island Development Plan. In this instance the proposals are to modify two of the Co-Op's existing and authorised signs to add 'Coop pharmacy' to the bottom, add a non-illuminated green cross pharmacy sign to the northwest elevation, and an illuminated green cross sign to hang internally above the pharmacy area.

The proposals are to alter and change elements of the modern inserted parts of the building and will not impact the special interest of the Protected Building. The signage is not thought to have any adverse effects on the special character and appearance of the surrounding Conservation Area.

Whilst the illuminated sign is located internally, it will be positioned against an exterior window and, consistent with the limitations placed on the exterior illuminated signage under FULL/2023/0487, to ensure the proposal will not have any impacts on the special quality, character and appearance of the surrounding conservation area it is recommended that a condition is placed on the decision limiting the operating hours of the lighting.

The proposals are not considered to have any detrimental impacts on any residential neighbours.

The sign would be of sufficient height to prevent any impediment of the adjacent street.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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:** 17/06/2025