

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: Erect an illuminated sign and a non-illuminated sign to the south elevation, and an obelisk to south boundary (retrospective).

LOCATION: Former Roc Salt Restaurant, Mont Cuet Road, Chouet, Vale.

APPLICANT: Green Giant Limited

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: 28/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tibbatts Abel - 2503 PL005D, PL006
Smith Signs - Illuminated Sign Lux Details (date stamped 03.07.25) & 3 Drawings all labelled 17238 showing each advertisement in detail

Application Ref: FULL/2025/0933

Property Ref: C01742A000

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 illuminated sign on the south elevation as hereby approved shall only be illuminated during the opening hours of the restaurant that is operating within the building. The sign shall not be illuminated outside of those hours.

Reason - In the interest of visual and residential amenity and to avoid unnecessary harm to the character of the surrounding area.

Expiry Date: This permission will cease to have effect on 27/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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/2025/0933
Property Ref: C01742A000
Valid date: 03/07/2025
Location: Former Roc Salt Restaurant Mont Cuet Road Chouet Chouet
Vale Guernsey GY3 5AT
Proposal: Erect an illuminated sign and a non-illuminated sign to the
south elevation, and an obelisk to south boundary
(retrospective).
Applicant: Green Giant Limited

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 illuminated sign on the south elevation as hereby approved shall only be illuminated during the opening hours of the restaurant that is operating within the building. The sign shall not be illuminated outside of those hours.

Reason - In the interest of visual and residential amenity and to avoid unnecessary harm to the character of the surrounding area.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The application site comprises a detached 1.5 storey restaurant building with a wrap around balcony to the south and east elevations. The site is situated to the west of Mont Cuet Road and the surrounding area comprises a residential property to the north, a beach kiosk to the south, part of a golf course to the east and the coast to the west.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2025/0335	Erect covered area/lean-to storage area to east elevation, covered area and cold store with ventilation equipment to north elevation and alterations to fenestration. Erect wall with handrail to ramped access to front (south) of main building.	Granted 21/07/2025
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Existing Use(s):

Restaurant – Retail Use Class 11

Brief Description of Development:

Planning permission is sought to erect a non-illuminated wall sign displaying the name of the company and its logo (south elevation), an illuminated 'crest logo sign' on the apex of the building applied directly to the wall (south elevation) and an granite stone obelisk with the company logo and lettering applied directly in black acrylic to the south of the building at the entrance from the carpark.

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

OC4: Retail Outside of the Centres;
GP1: Landscape Character and Open Land;
GP8: Design;
GP9: Sustainable Development;

Representations:

In total three letters of representation were received (one from La Societe Guernesiaise, one from the Vale Commons Council and one from a member of the public) objecting to the proposal. The grounds for objection are summarised as follows:

La Societe Guernesiaise

"We wish to highlight the environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape such as this one, which is in a coastal location with its associated ABI Foreshore designation, and adjacent to L'Ancrese Common which is designated an SSS. L'Ancrese is of significant island importance for various species of birds, especially owls. Similarly the foreshore of Ladies Bay hosts a range of wildlife including Oystercatchers and other species of wading birds; these shore birds feed during the night as well as in the daytime.

We would question why an illuminated sign is required in this location and would highlight that in July 2024, an application for an illuminated sign at Cobo kiosk was refused.

If this application is considered further, we would request that the lighting is of a low intensity, directional and is only operated during opening hours."

Vale Commons Council

"With reference to the planning application FULL/2025/0933. Green Giant Ltd. for an obelisk to the south boundary at former Roe Salt restaurant, Mont Chouet road, Chouet. The area they wish to place the obelisk is not on their property, it is on the car park which is part of the Vale Commons and does not have permission from the Vale Commons Council to put it there.

Under the 'Royal Court Ordonnance provisoire relative aux Communes du Valle' it is an offence to place any object whatsoever on the commons. For anything to be installed on the common it requires the Council's permission and any planning application needs to be signed by the Council under the ownership section. In their application they have marked yes, with an X, to;-/ have the written consent of the owner(s) of any part of the land to make this application. That is not true as far as this obelisk is concerned.

The Vale commons are listed as a site of special significance and as such the Council do not allow any commercial signage on the commons.”

Other representation

- It is not clear why an illuminated sign is required or is of any advertisement value to the restaurant due to the remote location of the restaurant;
- The illuminated advertisement (unless planned only for the opening hours of the restaurant) will be disturbing the natural area.

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 26th September 2025 stated the following:

“I have reviewed the proposed plans to erect an illuminated sign to the south elevation and an obelisk to the south boundary at the above site.

I do not wish to raise any objections or make any comment on the proposals.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.”

Summary of Issues:

The impact of the proposal on the general character and appearance of the surrounding area, the landscape character and any impact on the amenities of any nearby residential properties.

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).**

Due to the visual impacts arising from a proliferation of signage, and the illumination of that signage, the display of advertising material, going beyond the identification of the building/business, and the use of illumination, is not generally encouraged.

In this instance however, the number of advertisements proposed has been kept to a minimum and simply advertise the name of the restaurant together with the logo. The advertisements are of an appropriate scale and position and the materials and colours to be used are consistent with the host building and the character of the surrounding area.

Concerns have been raised with regards to the illuminated sign and its impact on the character of the area, the Area of Biodiversity Importance to the west, the Site of Special Significance (circa 40m east) and associated wildlife. However, given its limited scale (1.8m in width and 0.92m high), its position high on the glazed gable on an elevation of the building that mainly consists of glazing, and the low intensity lighting used, any additional light pollution above that already emitted and possible from the internal lighting would not be so significant to cause harm to the visual character or amenities of the surrounding area. However, to avoid any unnecessary harm to the surrounding area, it is recommended that should planning permission be granted a condition is included for this advertisement to be illuminated only whilst the restaurant is open to customers (i.e. during opening hours).

Given the position of the advertisements on the south elevation and at the entrance point to the restaurant from the carpark, the restaurant building itself would screen the advertisements from the nearest neighbouring property 'L'Eternite' situated to the north. The proposal would therefore not harm residential amenity.

Concerns have also been raised from the Vale Commons Council with regards to the obelisk and that this is situated on land not within the applicant's ownership. The application was subsequently deferred to seek clarification from the applicant's agent who has confirmed that the land to which the application relates (i.e. the site edged in red on the application drawings) is within his client's ownership. Land ownership disputes are a private matter that need to be resolved through the courts and cannot form a material planning consideration that can be taken into account in the assessment of an application. It is however recommended that an informative be included on any permission advising the applicant that the grant of planning permission is given under the Land Planning and Development (Guernsey) Law, 2005 and would not override or prejudice any legal rights or constraints which exist in relation to the application site.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (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, and it is recommended that planning permission be granted subject to suggested conditions and an informative.

Date: 27/10/2025

