

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 and alter hardstanding.

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

APPLICANT: The CI 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: 28/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrell Dowinton Architects:2523 03.01
T&G Structural Engineers:24066 000001 Revision P03
T&G Structural Engineers: GY24066/001 Revision P1, 002
Revision P1

Application Ref: FULL/2025/0939

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.

Expiry Date: This permission will cease to have effect on 27/08/2028 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/2025/0939
Property Ref: B00070A000
Valid date: 09/06/2025
Location: Co-Op En Route Les Bas Courtils Road St. Sampson Guernsey
Proposal: Install and alter hardstanding.

Applicant: The CI Co-operative Society 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 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.

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/2025/0668 – Install illuminated signage, including replacing the double sided illuminated sign to south boundary and install cladding to canopy – Approved July 2025.

FULL/2023/2338 - Alter vehicle access and hardstanding and remove planter – Approved February 2024.

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:

Guernsey Water.

'The GW developer group met on Monday to discuss application FULL/2025/0939.

It's a bit difficult to provide detailed comments without a drainage plan, but we assume the intention is to use the existing drains and connect into the surface water culvert. We believe the culvert should be capable of handling the additional flow, particularly if the permeable paving is removed. This is largely because the surrounding network is limited - GW collects water at Marais Stream, which discharge to Barkers Quarry.

That said, surface water should ideally be managed on-site wherever possible. With the removal of the permeable paving, would Planning consider adding a condition requiring the application to demonstrate how runoff from the proposed works will be managed?’

Conclusion/Brief comment:

This application is to replace the paving with concrete. During the course of consideration further information was requested to understand how water run-off would be dealt with as the original application for the garage included permeable paving and the site is within a flood risk area.

In response additional information has been submitted which sets out that the proposal only involves the removal of the surfacing material and that the permeable sub-base would be retained. Runoff will enter the various drainage channels before being directed into the retained permeable sub-base and therefore the principles and key SUDs components are retained and the change in the surface will not increase runoff or flood risk beyond what was previously proposed.

Guernsey Water advise that the existing culvert will be able to manage with the surface water run-off although further details of how the surface water runoff is to be managed is requested. However, the submitted plan, 24066/000001/P03, provides sufficient details of the drainage systems and therefore the suggested condition is not considered necessary in this case. As a whole, the information submitted is sufficient to demonstrate that the development has been designed to take into account the risk of flooding.

The proposals achieve a reasonable standard of design, using materials which complement the existing materials. The scale and extent of the new hardstanding is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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: 28/08/2025



