

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 cladding and erect signage including illuminated signage.

LOCATION: Co-Operative En Route, Route De St Andrew, St. Andrew.

APPLICANT: The Channel Islands Co-Operative Society

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: 13/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Axis Mason - 4432 015 P1 & Omega Signs Limited drawing package 10-3086V01 (date stamped received 06/08/2025)

Application Ref: FULL/2025/0977

Property Ref: K00505E000

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 exterior illuminated signage shall be limited to between 07:00 and 21:00 only each day.

Reason - To protect the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 12/08/2028 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/2025/0977
Property Ref: K00505E000
Valid date: 26/06/2025
Location: Co-Operative En Route Route De St Andrew St. Andrew
Guernsey GY6 8TU
Proposal: Install cladding and erect signage including illuminated
signage.
Applicant: The Channel Islands Co-Operative Society

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 hours of operation for the exterior illuminated signage shall be limited to between 07:00 and 21:00 only each day.

Reason - To protect the amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

The site known as 'St Andrews Co-Op' is a petrol station which has a Co-Op convenience shop attached to it. The site is located on the southeast side of Les Mauxmarquis. There are residential properties to the northeast, southwest and across the road to the northwest. The site is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Petrol Station and shop.

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

OC4: Retail Outside of the Centres

GP8: Design

Consultations:

The Office of Environmental Health and Pollution Regulation.

'I have reviewed the proposed plans to install cladding and erect signage, including illuminated signage, at the above site. I am concerned that the illuminated signage may have an impact on the amenity of residents living close to the site. I would therefore recommend the following conditions are attached to any granted consent:

The hours of operation for the exterior illuminated signage shall be limited to 07:00 to 21:00 each day.

- *The exterior illuminated signage shall be operated by a timer which is set to illuminate and extinguish lighting at the permitted times.*

I would be grateful if the above is considered during the determination of this application.

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

Conclusion/Brief comment:

This application is to install cladding and erect signage, including illuminated signage. However, this application was deferred to omit the canopy lighting, which was considered to be a little too much light in a residential area. The drawings were amended and resubmitted without the canopy lighting.

Policy OC4 states that limited works to alter, extend or redevelop existing convenience retail outlets will be supported provided that the proposals are of minor alterations to facilitate the continuation of the existing retail use, and that in all cases there would not be an unacceptable adverse impact on the visual character and amenity of the locality.

The proposals are to up-date the petrol station canopy and shop entrance with new canopy cladding and new/replacement signs. The scheme incorporates illuminated signage, but in consultation with Environmental Health, a condition will be attached to ensure that the illuminated signs are used at specific times to ensure that the amenities of neighbouring properties are protected. Although OEHPR has requested a condition to be imposed for a timer switch be applied to control the operating times of the signage illumination, this goes beyond the scope of planning control and would not be reasonable in planning terms. With the condition as suggested in place the proposals are not considered to have any detrimental impacts on any residential neighbours.

The proposals are not considered to impact on the character and appearance of the surrounding area and therefore 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: 13/08/2025

