

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: Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Install 2no windows at first floor level and alter design of doors at ground floor level to east elevation of Blocks 3 & 4; Omit landscaping and erect fencing to east site boundary; Erect bike shed within parking court (part retrospective).

LOCATION: Rock Business Centre, La Route Du Braye, Vale.

APPLICANT: Rock Business Centre 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: 13/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne Chartered Architects and Surveyors: AA30-10460-S1-02 Rev D, -03 Rev F, -04 Rev H, -13 Rev C & -20.
Hillstone Guernsey Ltd: HS01-RBC-Rev 1, HS01-Bike Shed, HS02-Bike Shed, HS03-Bike Shed, HS04-Bike Shed.

Application Ref: FULL/2025/1129

Property Ref: C00839A000 + C00840A000

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 three months of the date of this permission, the first floor windows hereby approved shall be fixed (i.e. non openable) and shall be glazed with obscure glass to level 5 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. Within three months of the date of this permission, the fencing hereby approved to the east site boundary shall be installed in accordance with the approved plans.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 12/11/2028 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/2025/1129
Property Ref: C00839A000 + C00840A000
Valid date: 21/07/2025
Location: Rock Business Centre La Route Du Braye Vale Guernsey GY3 5PG
Proposal: Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Install 2no windows at first floor level and alter design of doors at ground floor level to east elevation of Blocks 3 & 4; Omit landscaping and erect fencing to east site boundary; Erect bike shed within parking court (part retrospective).
Applicant: Rock Business Centre 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. Within three months of the date of this permission, the first floor windows hereby approved shall be fixed (i.e. non openable) and shall be glazed with obscure glass to level 5 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times. No changes shall be made to these windows nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. Within three months of the date of this permission, the fencing hereby approved to the east site boundary shall be installed in accordance with the approved plans.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Site Description:

The application site comprises approximately 0.42 hectares (2.6 verges) of former horticultural land situated to the south of La Route du Braye. The glass was cleared from the site between 1980 and 1996, and the land reverted to agricultural use for planning purposes. Works are however now approaching completion on the approval for industrial units granted under FULL/2021/2298.

Surrounding the site, the area comprises industrial units to the south and west, and residential properties to the north and northeast. The land to the east of the site comprises a former horticultural site and, following recent grant of planning permission, now falls within the domestic curtilage of the adjacent dwellinghouse to the north.

The north boundaries are formed by c1.8m high walls, with those to the west of the access road surmounted by trellicing. The east boundary is relatively open to the adjacent land, marked by intermittent and sparse planting.

The site is accessed from La Route du Braye to the north of the site, which is a Traffic Priority Route, between existing residential properties.

The site is situated within the Bridge Main Centre Outer Area and the western part is allocated as part of the wider Saltpans Key industrial Area with the eastern part allocated as a Key Industrial Expansion Area as designated in the Island Development Plan. Situated to the north and sharing a boundary with the site is a protected building (Brayehurst).

Relevant History:

Application site

FULL/2021/2298 Permission to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage. Approved 24/03/22

FULL/2022/1095 Rescind condition 4 of application number FULL/2021/2298 to erect 18 light industrial units in order to develop the approved scheme as a single phase of work, rather than in two phases. Approved 23/08/22

FULL/2022/1884 Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Raise roof height, alter wall finish and alterations to fenestration to Units 1 & 2; Extend, raise roof height to create first floor level and alterations to fenestration to Units 3 & 4 (additional plans). Approved 26/05/2023

FULL/2023/2465 Variations to works previously approved to erect 18 light industrial units: Alterations to Block 2 to form 3-storey self storage building. Approved 02/07/2024

FULL/2025/0537 Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Enlarge window at 1st floor level to east elevation of Block 3/4 and to allow for clear glazing of that window (retrospective). Approved 23/05/2025

Hamilton Place – adjacent property to east/north-east (C.837)

FULL/2025/0822 Change of use of agricultural land to domestic garden (1185sqm). Approved 18/07/2025

Existing Use(s):

Site under development

Brief Description of Development:

Permission is requested to vary the previously approved works at this site as follows:

- Install 2no windows at first floor level (east elevation Block 3/4)(retrospective) – as installed these windows are clear glazed however the revised proposal states they will be obscure glazed and fixed shut;
- Alter design of doors at ground floor level (east elevation Block 3/4)(retrospective) – including the provision of an obscure glazed panel within the door;
- Omit landscaping and erect fencing and lay hardsurfacing to east site boundary;

- Erect bike shed within parking court (retrospective).

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

MC5(A)	Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas
GP5	Protected Buildings
GP8	Design
GP9	Sustainable Development
IP6	Transport Infrastructure and Support Services
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Braye Road Industrial Estate Development Framework Supplementary Planning Guidance June 2021.

Representations:

Representations were received from two parties in respect of the application as initially submitted, raising the following points:

- The application form states that development has not started, this is not true;
- The proposal will result in increased impacts on adjoining property:
 - o Decisions to date have required the upper level windows to be obscurely glazed and this should be retained and extended to the new windows to prevent overlooking of neighbouring property;
 - o The inclusion of glazing panels within the doors results in intrusive light spill towards neighbouring property, and is occurring outside of the approved operating hours;
 - o The doors are lockable with handles on the outside, which seems unusual for emergency exit doors, there are concerns these would be used for frequent access to the units or users taking breaks on the back path and overlooking the neighbouring property;
 - o There is no security for neighbouring development, with no robust boundary proposed and the approved landscaping will take time to establish and is unlikely to achieve the height of the doors and adjacent path;
 - o There are cables along the east elevation of the building, which appear to be for the installation of external lighting. There are concerns regarding the impact of such lighting on neighbouring property.

One further representation was received in respect of the revised submission, making the following points:

- Grateful for the erection of fencing and associated provision of security, although would appreciate the inclusion of hedgehog holes;

- It is not entirely clear from the proposed plans, but all first floor windows should be obscurely glazed;
- Light pollution from the glazed doors is excessive and glazed panels cannot be a requirement for industrial units;
- Trees of 3-4m in height will be planted on the north side of the unit, these could result in further overshadowing of the adjacent property.

Consultations:

None undertaken.

Summary of Issues:

Impact on neighbour amenity.

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 this development was established under applications ref FULL/2021/2298 and FULL/2022/1095 and this application does not provide an opportunity to revisit that principle. The assessment of this application must be limited to the new elements put forward under this application, and set out in the Brief Description of Development above, only.

In respect of landscaping, the submitted plans are in accordance with the landscaping scheme previously approved 12/05/2022, with the exception of the east boundary, and include appropriate provision of bat, bird and hedgehog boxes in respect of Condition 19 of the previous permission. Following deferral of the application, the scheme has however been amended to omit the landscaping previously approved along that boundary, finishing the area in gravel, and to install 2.4m high fencing. On balance, whilst it is unfortunate to lose any contribution to biodiversity, in reality the contribution of the area in question would be limited and, in this case, the greater benefit would be the provision of security and privacy to the adjacent domestic land. This alteration would have no adverse impacts on landscape character. The comments made in the letter of representation regarding the provision of hedgehog holes in the fence are noted. Given the position of hedgehog boxes along the north boundary of the site, it may be beneficial to provide such hole/s, however it is not considered reasonable to require such provision by condition. The comments regarding potential shading from the approved trees is also noted, however these were previously approved, to enhance biodiversity provision and to provide a buffer to adjacent properties in terms of the physical appearance of the building and any nuisance which might arise.

The cycle store which has been constructed is located centrally within the site, is of high quality and follows the design of the surrounding buildings. This element would have no adverse impact.

Under the permissions previously granted for development at this site, consent was given for the installation of 6no windows, conditioned to be fixed and obscurely glazed, and 1no large fixed clear glazed window in the east elevation of Blocks 3 & 4. Under the current application, as initially submitted, it was proposed to install 2no additional windows at first floor level, with clear glazing, and to retain the 3no previously approved windows at the southern end of the elevation in clear glass. Subsequent to the previous approvals, a change of use of the land to the east of the site has however been granted, and that land is now authorised for domestic use. The inclusion of further clear glazed windows in that elevation would therefore now give rise to overlooking of residential property and a decision on the application was deferred to seek amendments. The revised plans retain the 2no additional windows, to be fixed and obscurely glazed, and retain all of the remaining windows as previously approved, namely fixed and obscurely glazed. This would overcome concerns regarding overlooking. The covering letter for the application notes that the obscure glazing would be to Pilkington Level 5 and the recommended condition wording reflects this commitment.

The proposed alteration to the doors would not result in any adverse impacts on the appearance of the building. Whilst the points made in the letters of representation are noted, given the additional screening that would be provided by the fencing and the limitation on hours of operation placed by condition on the previous applications, it is not considered reasonable to resist the installation of doors in the form proposed. In terms of the means of opening of those doors, these have been assessed for means of escape as part of the consideration of the Building Licence and this is not a matter which would be controlled under the current planning application.

A lighting scheme is required by condition of the previous planning permission, and will therefore be submitted for separate consideration. The installation of lighting does not form part of the current application and approval of this application would not confer any consent for the installation of lighting.

On balance, and in light of the above, it is considered that the variations proposed on the revised plans would accord with the purposes of the Law, material considerations and relevant planning policies, subject to conditions requiring installation of obscure glazing and the erection of the fencing within three months of the date of the decision.

Date: 11/11/2025

