

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 plans previously approved in application FULL/2020/0737 for Change of use of agricultural land (Use Class 28) to community use (sui generis), installation of play equipment, creation of new vehicular access and parking areas, closure of existing vehicular accesses and associated works - Alter landscaping to create unloading/drop off area.

LOCATION: Styx Centre, Rue De Longfrie, St. Pierre Du Bois.

APPLICANT: Styx Centre LPG

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: 25/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Brian R Martel: 4256.03.04 and Location Plan

Application Ref: FULL/2025/1234

Property Ref: F00593A000

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 29/03/2021, issued under planning application reference FULL/2020/0737, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 24/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The landscaping condition for the original application FULL/2020/0737 has yet to be discharged, and this should take into account the changes to the landscaping required through the approval of this variation.

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/2025/1234
Property Ref: F00593A000
Valid date: 12/08/2025
Location: Styx Centre Rue De Longfrie St. Pierre Du Bois Guernsey
Proposal: Variation to plans previously approved in application FULL/2020/0737 for Change of use of agricultural land (Use Class 28) to community use (sui generis), installation of play equipment, creation of new vehicular access and parking areas, closure of existing vehicular accesses and associated works - Alter landscaping to create unloading/drop off area.
Applicant: Styx Centre LPG

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 29/03/2021, issued under planning application reference FULL/2020/0737, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

INFORMATIVES

The landscaping condition for the original application FULL/2020/0737 has yet to be discharged, and this should take into account the changes to the landscaping required through the approval of this variation.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the Styx Centre, car park and playground accessed from Rue Du Longfrie, and an agricultural field adjacent to the east that is accessed from Route Du Longfrie.

Both the Styx Centre site and the field are located within the St Peters Local Centre, while the field is also designated as Important Open Land under the Island Development Plan.

Relevant History:

FULL/2020/0737 – Change of use of agricultural land to community use, installation of play equipment, creation of new vehicular access and parking areas, closure of existing vehicular accesses and associated works at Le Courtil de Jean Robert.

FULL/2024/0575- Variation of condition 4 of previously approved application FULL/2020/0737 to allow some excavation to take place within site. Variation of condition 5 to approve some submitted details- cycle store, fences and railing details.

Existing Use(s):

29 Sui generis- Community Centre

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☐
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Representations:

One letter of representation was received from a local resident, and this has been summarised below:

- There is no justification for digging up half the field to create a road, car park and playground as the land is designated as important open land.
- The fields are only considered as important open land because they are fields, and not because there is any existing recreational value.
- Styx has operated for years with the existing parking facilities, increasing the parking will encourage additional traffic and people to sit in cars with their engine running while waiting to pick up passengers.
- Car parks and car journeys should not be encouraged. There is a good bus service and the Styx can be reached on bike/foot.
- There are plenty of other play facilities within the vicinity.
- If permission is granted, this means the land may as well be zoned for housing, as it will no longer be open land.

Policies considered most relevant:

LC1 – Important Open Land in Local Centres

LC3(A) – Social and Community Facilities in Local Centres – New, Extension, Alteration or Redevelopment of Existing Uses

LC7(A) – Leisure and Recreation in Local Centres – New, Extension, Alteration or Redevelopment of Existing Uses

GP1 – Landscape Character and Open Land

GP8 – Design

GP9 – Sustainable Development

GP15 – Creation and Extension of Curtilage

GP18 – Public Realm and Public Art

IP6 – Transport Infrastructure and Support Facilities

IP7 – Private and Communal Car Parking

IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

This application seeks to vary the previously approved plans for FULL/2020/0737- which allowed the change of use of the adjacent agricultural land to community use. This permission has been considered extant due to the completion of the works to widen the access from Route du Longfrie.

The variation is required to allow the introduction of a formal unloading/drop off area for users of the community centre to the south of the approved access road from Route du Longfrie. The proposal also allows for one additional disabled parking space, and incorporates enhanced planting to the southern edge of the drop off area.

The original application considered that the field and that adjoining it to the east form a large pocket of open, undeveloped land within the Local Centre, and is visible primarily when travelling north-west on Route Du Longfrie, while mature tree planting around the Longfrie Inn largely screens it when travelling south-east.

It was acknowledged that the appearance and character of this agricultural field will change as a result of the creation of a larger, formalised vehicular access and roadway, the introduction of parking spaces, play equipment and associated fencing, public art, and other ancillary structures and works.

The position of the unloading bay located close to the building and play area will lessen the visual impact and means that the substantial landscaping belt proposed to the east of the unloading area, along with that to the south of the bay, will still assist in screening the proposal. The landscaping buffer to the south of the access road was a requirement of the original application in order to mitigate the visual impact of the access road within the Important Open Land. The landscaping plan for the entire development is yet to be submitted and so the inclusion of the loading bay can on balance, be accommodated, and will accord with Policy LC1 and all other relevant policies of the IDP, subject to the provision of adequate landscaping which will be secured by condition, to ensure any adverse visual impact on the open character of the site is minimised sufficiently.

Representations made regarding the loss of the land for a road, car park and new playground have been noted but largely relate to the principle of the change of use of the land itself which was considered in the previously approved application FULL/2020/0737 rather than the variation now proposed.

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: 18/09/2025

