

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: Change of use of existing building (former Homemaker building) to the west of the site from retail to storage and distribution use and partially demolish the building and erect a 2-storey extension with associated landscaping and parking (part retrospective).

LOCATION: Homemaker, Lowlands Industrial Estate, La Route Du Braye, Vale.

APPLICANT: JW Rihoy & Son

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: 17/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: AA92-10662-S1-30B, -31A, -32, -33, -34

Application Ref: FULL/2025/1397

Property Ref: C00792D000

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.Notwithstanding the details shown on the approved plans, prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by 31st March 2027, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6.Prior to the commencement of any development in connection therewith, full details of the secure, covered cycle storage for the provision of 10 cycles shall have been submitted to and agreed in writing by the Authority. No part of the extension hereby approved shall be first used or occupied until the cycle storage has been fully implemented in the position shown on the approved drawings and in accordance with the details approved as part of this condition. The cycle parking shall be reserved as such and shall not be used for any other purpose thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

7.(a) Full details of the 1.8m high acoustic fencing shall be submitted to and approved in writing by the Authority prior to the commencement of any development in connection therewith.

(b) The acoustic fencing shall be erected in accordance with the details approved under part (a) of this condition and in the positions shown on the approved block plan (drawing ref: S1-30 Rev B) within 12 months of the date of this decision and shall be retained as such in perpetuity.

Reason - The premises are close to residential property and the acoustic fencing will help to prevent nuisance or annoyance to nearby residents.

8.No industrial activity (including storage and distribution use) shall take place outside the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 and 16:00 on Fridays. There shall be no industrial activity (including storage and distribution) on Saturdays, Sundays, Bank or Public Holidays.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

9.No vehicular movements in relation to the operation of the industrial activity (including storage and distribution use) nor any loading or unloading of vehicles shall take place on the site except between the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 to 16:00 on Fridays and not at any any time on Saturdays, Sundays, Bank or Public Holidays.

Reason - The site is situated adjacent to residential properties and routes to the site are through residential areas. A limit on the use is needed to prevent a nuisance or annoyance to nearby residents and the local amenity.

10.No deliveries shall be received at or dispatched from the site outside the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 and 16:00 on Fridays. No deliveries shall take place at any time on Saturdays, Sundays, Bank or Public Holidays.

Reason - The site is situated adjacent to residential properties and routes to the site are through residential areas. A limit on the use is needed to prevent a nuisance or annoyance to nearby residents and the local amenity.

11.Plant and machinery (including all tool testing) shall be operated inside the buildings only while all doors and windows remain closed. No industrial activity of any kind shall take place outside of the proposed buildings.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

12.If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

Expiry Date: This permission will cease to have effect on 16/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In relation to condition 4 any new hard surfacing of the site should be carried out using porous materials or provision should be made for all run-off water to be taken to a permeable or porous area. Advice about surfacing types and construction methods is contained within a UK Government publication: 'Guidance on the permeable surfacing of front gardens'. This contains useful guidance and can be viewed at www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

With regard for condition 6 of this permission, the bicycle parking must be designed to accord with the guidance contained within 'Planning Advice Note - AN11: Bicycle Parking'.

permitted to be used only as ancillary or ordinarily incidental to the authorised principal use of the premises, and does not authorise any separate office use.

This permission does not relate to or allow for the use of any air conditioning units or air handling plant. A separate permission will be needed for any such equipment. Prior to the submission of any such application please refer to the comments received from the States Office of Environmental Health and Pollution Regulation (dated 12/02/2026) with regards to the requirements of such an application.

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/2025/1397
Property Ref: C00792D000
Valid date: 06/10/2025
Location: Homemaker Lowlands Industrial Estate La Route Du Braye La Route Du Braye Vale Guernsey GY3 5XD
Proposal: Change of use of existing building (former Homemaker building) to the west of the site from retail to storage and distribution use and partially demolish the building and erect a 2-storey extension with associated landscaping and parking (part retrospective).
Applicant: JW Rihoy & Son

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.

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Reason - To encourage the use of bicycles as an alternative to the car.

7. (a) Full details of the 1.8m high acoustic fencing shall be submitted to and approved in writing by the Authority prior to the commencement of any development in connection therewith.

(b) The acoustic fencing shall be erected in accordance with the details approved under part (a) of this condition and in the positions shown on the approved block plan (drawing ref: S1-30 Rev B) within 12 months of the date of this decision and shall be retained as such in perpetuity.

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Reason - The site is situated adjacent to residential properties and routes to the site are through residential areas. A limit on the use is needed to prevent a nuisance or annoyance to nearby residents and the local amenity.

11. Plant and machinery (including all tool testing) shall be operated inside the buildings only while all doors and windows remain closed. No industrial activity of any kind shall take place outside of the proposed buildings.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

12. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

INFORMATIVES

In relation to condition 4 any new hard surfacing of the site should be carried out using porous materials or provision should be made for all run-off water to be taken to a

permeable or porous area. Advice about surfacing types and construction methods is contained within a UK Government publication: 'Guidance on the permeable surfacing of front gardens'. This contains useful guidance and can be viewed at www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

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This permission does not relate to or allow for the use of any air conditioning units or air handling plant. A separate permission will be needed for any such equipment. Prior to the submission of any such application please refer to the comments received from the States Office of Environmental Health and Pollution Regulation (dated 12/02/2026) with regards to the requirements of such an application.

OFFICER'S REPORT

Site Description:

The application site comprises three individual sites, the main Homemaker Store, the Metro Building (situated to the north of the site) and a parcel of land to the north of the Homemaker Building/to the west of the Metro Building, which has been created into an outside storage area and gated entrance, used in association with the Metro Building.

The application site is situated to the west of Lowlands Industrial Estate Road and surrounding the site the area comprises retail/industrial units to the east and south with residential properties to the north and west.

The application site is situated in a Main Centre Inner Area as designated in the Island Development Plan.

Relevant History:

Main Homemaker site

FULL/2024/0045	Demolish existing buildings to west of site and erect 2 two storey storage and distribution units with ancillary offices and associated landscaping and parking.	Granted 12/06/2024
FULL/2016/0542	Demolition of the existing Co-op Homemaker Store at Lowlands Industrial Estate and the construction of two retail blocks (four individual	Granted 01/07/2016

	units) comprising a total of 2,600 m2 of retail space, together with 72 car parking spaces and associated external works.	
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Metro Building and land to the west

FULL/2024/0369	Variations to works previously approved to install roller door to west elevation, erect fence to north and west boundary, erect fence and gate to south boundary and resurface hardsurfaced area - Install windows at first floor level to west elevation, erect covered storage area and 2 storage containers to west of building.	Granted 01/05/2024
FULL/2023/0197	Change of use of 1st floor from flat (Use Class 2) to office (Use Class 16).	Granted 14/03/2023
FULL/2023/0065	Install roller door to west elevation, erect fence to north and west boundary, erect fence and gate to south boundary and resurface hardsurfaced area.	Granted 14/03/2023
PAPP/2004/4215	Change of use of warehouse to a retail outlet	Refused 24/03/2005
PAPP/2002/2152	Change of use of warehouse to a retail outlet (reissue).	Granted 08/07/2002
PREI/1999/2779	Change of use of warehouse to a retail outlet (re-issue)	Granted 21/09/1999
PAPP/1996/3949	Change of use of warehouse to retail outlet	Granted 22/10/1996

Existing Use(s):

Homemaker building: comparison retail;

Metro Building: workshop building with ancillary offices and an external storage area/builders' yard to the west.

Brief Description of Development:

Retrospective planning permission is sought to change the use of the existing former Homemaker building to the west of the site from retail (Use Class 10), to storage and distribution (Use Class 22). Planning permission is also sought (not in retrospect) to demolish part of the Homemaker building and erect a 2-storey extension with associated landscaping and parking.

The application material states that it is the intention to relocate an existing local business to the site and to consolidate this business, to allow it to operate from one site. In addition to the storage and distribution requirements referred to above, the

application material makes specific reference to the use of part of the site as a workshop, small tool testing area and an internal and external storage/builder's yard. The agent for the application has confirmed that this aspect of the proposal will be located within the existing Metro Building (Unit 3 on the application drawings which forms part of the application site) and on land to the west (the external storage area) in accordance with the details approved as part of planning application references FULL/2023/0065 & FULL/2024/0369 and no additional changes will be made.

Following a visit to the site it was evident that the site was already being used for storage and distribution purpose operating from the existing Homemaker building. Although planning permission had previously been granted for storage and distribution and to consolidate the business at this site (ref: FULL/2024/0045), that permission involved the demolition of the existing Homemaker building and the erection of two industrial units. On this basis permission ref FULL/2024/0045 was deemed not to have commenced. The application was subsequently deferred for a change in the description of development to include retrospective change of use of the buildings into storage and distribution use. The application was also readvertised, and a new site notice displayed allowing a further 21-day consultation response.

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

Island Development Plan Policies:

MC4(A): Office Development in Main Centres;

MC5(B): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – Outside of the Key Industrial Areas and Key Industrial Expansion Areas;

MC6: Retail in Main Centres;

GP8: Design

GP9: Sustainable Development;

IP7: Private and Communal Parking;

IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

The States Office of Environmental Health and Pollution Regulation (OEHPR)

Comments were received on the application initially by letter dated 21 January 2026. Following further discussions with OEHPR further comments were received on 12th February 2026 with a request to supersede the initial comments sent. The final comments are as follows:

“I have reviewed the proposed plans for a “Change of use of existing building (former Homemaker building) to the west of the site from retail to storage and distribution use and partially demolish the building and erect a 2-storey extension with associated landscaping and parking (part retrospective)”.

I note that this office commented on a previous planning application for the site in 2024 (FULL/2024/0045) and conditions were recommended to be attached to a planning consent. Following communication with the Planning Officer, I understand that this recent application supersedes the previous application and that the plan is no longer to demolish the building, but to demolish part of it and add an extension. I further note that the Noise Impact Assessment submitted with this application is the same report submitted in 2024, and that the proposed use of the completed site is the same for both applications.

My concerns about noise impacting resident amenity remain regarding the finished site, I note the proposed site operating hours in the Noise Impact Assessment (NIA) are stated as starting at 8am. However, having spoken to the Planning Officer, I understand the desired start time each day is 7.30am. Table 4.7 in the NIA shows noise data for the daytime period (7am – 11pm) and provides a BS 4142 impact descriptor of ‘low impact, depending on context’, and Appendix A, Figure A1 which shows the background LA90 for 7pm to 11am. Based on this data, I do not have any objection to the operating time of the developed site to start at 7.30am.

I also note from the Noise Impact Assessment that tool testing is a part of the proposed business. I would therefore recommend the following conditions are attached to any granted permission:

- No industrial activity shall take place outside the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 and 16:00 on Fridays. There shall be no industrial activity on Saturdays, Sundays, Bank or Public Holidays.*
- No vehicular movements in relation to the operation of the industrial activity nor any loading or unloading of vehicles shall take place on the site except between the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 and 16:00 on Fridays and not at any time on Saturdays, Sundays, Bank or Public Holidays.*
- No deliveries shall be received at or dispatched from the site outside the hours of 07:30 and 17:00 Mondays to Thursdays and 07:30 and 16:00 on Fridays and not at any time on Saturdays, Sundays, Bank or Public Holidays.*
- Industrial plant and machinery, to include all industrial tool testing, shall be operated inside the building only, while all doors and windows remain closed.*

Please note that references above to ‘industrial activity’ relates to all types of industry from the site and would therefore include storage and distribution.

In addition to my concerns about noise arising from the site, I continue to have concerns about potentially contaminated soils. I have checked the Historic Ortho Photos system and can see that greenhouses were historically situated on the land. To control any potentially contaminated land, I would recommend that the following condition is attached to any granted permission:

- *If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to Planning Services a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Department for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.*

I note in section 5 of the Noise Impact Assessment there is mention of fixed plant being installed, by way of air handling units and condensers. I understand that the details for these are not yet finalised, and that separate planning permission will be required. For the applicant's information, the department requires the following information to assess the noise impact on resident amenity is:

- *Manufacturers' specifications of the proposed plant*
- *Distance to the closest noise sensitive property (this includes domestic gardens)*
- *Evidence that the noise level the proposed plant would operate at would be at least 5 dB(A) below the lowest background noise level at any time*
- *Details of any proposed attenuation measures to reduce the level of the plant*
- *Proposed times of operation of the plant*

I would urge the applicant to contact an acoustic consultant to assist with this. This office holds a list of consultants who are prepared to operate on the island, and the applicant can contact us if they want a copy of this. Inclusion of any company/person on the list does not infer any kind of recommendation by the department.

I would be grateful if these issues are considered during the determination of this application.

Please note that this letter is to wholly supersede comments made on this application on 21st January 2026."

Summary of Issues:

- Whether demolition of part of the building is acceptable
- Whether the principle of additional storage and distribution floorspace is acceptable;
- The design of the proposal and the impact of the development on the appearance and character of the area;
- The impact of the development on the amenity of people living in the area;

- Parking and access issues.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Whether demolition of part of the building is acceptable

A map regression study indicates that the part of the building proposed to be demolished under this application was built between 1963 and 1979. It is of no architectural merit and does not make a significant contribution to the surrounding area and therefore demolition is supported. It is also worth noting that under application reference FULL/2024/0045 which was assessed under the same policies of the IDP, permission was granted to demolish the whole of the building.

Whether the principle of additional storage and distribution floorspace is acceptable

As part of the supporting information that accompanies the application a Planning Policy document prepared by a local planning consultant has been submitted arguing the planning policy merits of the case. The consultant argues that policy S5: Development of Strategic Importance should apply on the grounds that the Applicant and the CI Coop represent and are major contributors to two of Guernsey's most important economic sectors, namely construction and food retail, and the proposal is therefore of wider public interest and of strategic importance.

However, when considering whether proposals can be considered 'Development of Strategic Importance' it should be noted that importance to the economy is not specifically included in the list of issues to be addressed, so unless it is considered an issue otherwise in the public interest, economic importance alone will not be sufficient to justify the exceptional use of Policy S5. Policy S5 allows for proposals which would otherwise conflict with the Spatial Policy or other specific policies of the IDP and therefore proposals must only be considered under this policy exceptionally. In the particular circumstances of these proposals, and from the additional information provided, it is considered that, while it is recognised that the two businesses play a significant role in the Island, the proposals are not exceptional in relation to the public interest as other businesses exist within these sectors, and the proposals are not directly intended to support the island's health, or well-being, or safety, or security, as set out in the policy.

Therefore, Policy S5 is not relevant in this case and the loss of retail floorspace would need to be assessed against Policy MC6: Retail in Main Centres, the additional storage and distribution floorspace proposed against policy MC5(B): Industry,

Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - outside of the Key Industrial Areas and Key Industrial Expansion Areas and the proposed office use against Policy MC4(A): Office Development in Main Centres (unless deemed to be ancillary).

Loss of retail

For properties located within a Main Centre and outside of the Core Retail Area (such as the application site) Policy MC6 supports the change of use away from retail to alternative uses where the development proposed supports the objective of ensuring the Main Centres remain attractive focal points for economic and social activity.

The Homemaker building was last used for retail purpose in 2019 and although it has recently been used for storage and distribution use, this is unauthorised. By bringing this building back into an active use as part of a collaborated business for the whole of the site, the proposal will support the aims and objectives of Policy MC6 ensuring that the Bridge Main Centre remains an '*attractive focal point for economic and social activity*'. The proposal complies with Policy MC6 in this respect.

Office floorspace

The proposed extension to the building the subject of this application will accommodate office floorspace over two floors. The total floorspace of the extension equates to 562m². The applicant intends to consolidate their business to the whole of the site which includes the Metro Building and outside storage area to the north of the Homemaker building (which both form part of the application site for this application). With the floorspace of each unit and the storage area combined, the proposed office floorspace is considered to be ancillary to the main storage and distribution use. In any event given the Main Centre Inner Area location of the site, should the office space be considered as a separate independent use, then this would be supported by Policy MC4: Office Development in Main Centres.

New storage and distribution floorspace

Policy MC5(B) supports proposals for new industrial or storage and distribution uses outside of the Key Industrial Areas and the Key Expansion Areas where:

- a) The new use would not have an unacceptable adverse impact on the amenities of surrounding uses;
- b) In the case of new industrial uses in Main Centre Outer Areas and new storage and distribution uses in Main Centre and Main Centre Outer Areas, it is achieved through the conversion of redundant buildings in accordance with Policies GP16(A) and GP16(B) of the Island Development Plan; and
- c) In the case of new industrial uses the type of industry proposed can be located within the Main Centres and Main Centre Outer Areas without adverse impacts on the amenities of the surrounding uses; and
- d) The type of industry proposed would support the vitality and viability of the Main Centre.

Criteria (a) and (b) are relevant to proposals for storage and distribution use. With regard to criterion (a) of Policy MC5(B) this is assessed in detail below in the following section of this report.

Turning to criterion (b) the policy requires new storage and distribution uses within Main Centres (such as this) to be achieved through the conversion of redundant buildings in accordance with Policies GP16(A) and GP16(B) of the IDP. However, at paragraph 19.17.5 the IDP states that, *“for the avoidance of doubt, the conversion of redundant buildings that are located within the Main Centres, the Main Centre Outer Areas, or the Local Centres will not be assessed against Policy GP16(A) or (B), but instead will be assessed against the relevant policies of the IDP that relate to the development type proposed.”*

Whilst Policy GP16(A) is therefore not applicable in this instance, the policy approach and intention of MC5(B) remains, to allow for the re-use of redundant buildings for such use within the Main Centres. Although the building is currently used for storage and distribution purpose this use is unauthorised and therefore forms part of the application assessment. The last authorised use of the building was as a comparison retail showroom/store which ceased in 2019. Since that date the building has not been used for such purpose, the building is therefore considered to be redundant in this instance. If the proposal is considered to not have an unacceptable adverse impact on the amenities of surrounding uses (assessed in further detail within this report), then the application for conversion of the building into the proposed use would be supported under Policy MC5(B).

The design of the proposal and the impact of the development on the appearance and character of the area

Policy GP8 of the Island Development Plan states a number of criteria that new development will be expected to adhere to in order to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

The existing Homemaker buildings were built between 1963 and 1979. They are portal framed buildings (typical of the era) with façades that face east towards the road and gables facing north to south. The buildings do not make a significant contribution to the character and appearance of the area. Car parking is situated to the front of the building (east) abutting the road and in a separate parking area to the north. A section of land exists to the north which has been converted into an outside storage space in the form of a builders' yard, associated with the Metro Building (subject to application references: FULL/2023/0065 & FULL/2024/0369). As referred to above the Metro building is included within the application site, however no changes are proposed to this building as part of the application the subject of this report.

In addition to the proposed change of use, the scheme includes the demolition of part of the front elevation of the Homemaker building to create a two-storey

extension to accommodate ancillary office floorspace. At its highest point the extension will measure 8.5m above ground level, circa 3.0m higher than the remainder of the building to the rear. The extension has been designed with a shallow pitched roof to reduce the perception of its height and to reduce the overall impact of the development on the surrounding area.

The external materials include a brick finish at ground floor with render above for the first floor and a new metal sheet profile roof to match the remainder of the building. The materials as proposed would be in-keeping with the character and appearance of the surrounding area which comprises a mixed palette of materials, building design and form. The overall design of the extension will therefore be in-keeping with the host building and will be seen well in context with the character and appearance of the surrounding area.

The drawings show that all existing trees along part of the west boundary of the site will be retained. However, to help the development to assimilate into its surroundings it is recommended that further details of a landscaping scheme are also secured by condition. Acoustic fencing at 1.8m along the west and north boundaries of the site is also proposed that would border a parking area and residential properties in these directions. The fencing is required to protect the residential amenities of the surrounding properties whilst also providing a suitable uniform boundary enclosure around the site. No details of the fencing have been provided, and to ensure that no harm is caused to the visual character of the area further details should be secured by condition.

A sustainability statement has been produced, which provides details of how the scheme has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. A Site Waste Management Plan has also been submitted detailing how waste associated with the development will be appropriately managed and disposed of.

Considering the above and subject to the recommended conditions the scheme accords with policies GP8 and GP9 of the IDP.

The impact of the development on the amenity of people living in the area;

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

To the west, the site borders a residential parking area for part of the boundary, and for the remainder abuts the garden areas of three residential properties (Star Haven, Terceira, and The Glory). However, the proposed extension to the building will be situated circa 37m distance from the boundary shared with these properties. New windows are proposed in the north elevation which are set at sufficient distance from any neighbouring properties in this direction to protect residential amenity. To

the east the new windows will face towards retail premises on the opposite side of Lowlands Industrial Estate Road.

With regard to the proposed end use of the site, acoustic fencing will be erected along the west and north boundaries to reduce any impact on the neighbouring properties in this direction. A detailed acoustic assessment has been produced and submitted as part of the application to fully assess the noise associated with/generated by the proposal on the surrounding environment. For clarification, the report confirms that although an acoustic fence is proposed as part of the development, it has not been considered in the calculations to ensure a robust assessment. The States' Office of Environmental Health and Pollution Regulation (OEHPR) was consulted on the application and raised no objection subject to conditions controlling the hours of use, vehicular movements, delivery times to and from the site and that industrial plant and machinery be operated only whilst doors and windows remain closed, all of which are acceptable in planning terms and are frequently used conditions imposed on applications of this nature where residential properties surround. Following further discussions with OEHPR to further protect the residential amenities of nearby properties from the end use of the site it is recommended that a condition be included for the acoustic fencing to be erected (controlled by condition).

Based on the above the proposal would not cause unacceptable harm to the amenities of any nearby residential properties or on surrounding uses and complies with Policies MC5(B) criteria (a) and (c), GP8 criterion (d) and GP9 criterion (b).

Parking and access issues,

A total of 35 car parking spaces have been allocated for the whole of the site (including the Metro Building) which is below the maximum car parking standards within the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance 2016. However, the standards are flexible and situated within a Main Centre the site is easily accessible by other more sustainable forms of transport. An area for covered bicycle parking (full details of which can be controlled by planning condition) has also been allocated within this site as part of the scheme which meets the minimum standard specified within the SPG. It is recommended however that reference is made to the recently adopted Bicycle Parking Advice Note to ensure that appropriate and useable cycle parking is achieved.

The proposal will use existing traffic routes into the site. Although the proposal will result in additional traffic movements to and from the site the site is accessed via a Traffic Priority Route with good and close links to the Inter Harbour Route to the east and is therefore capable of safely accommodating the types of vehicles that will use this site without causing harm to highway safety.

Considering the above any impact on highway safety as a result of the proposal would not be so significant to warrant the refusal of planning permission.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would not impact on any Protected Buildings, trees, monuments or on any SSS's.

Date: 16/02/2026