

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: Variations to previously approved plans to redevelop site including retail building (Building A), gated vehicular access and parking area - Erect canopy to north elevation, demolish and replace section of roadside wall and infill vehicle access to north boundary wall.

LOCATION: Quayside, North Side, Vale.

APPLICANT: TJ Morris 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: 11/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: S72-10685-S1-11E.1, 15D, 16C, 102A.
S72-10685 S10-09A

Application Ref: FULL/2025/1398

Property Ref: C006320000

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 on or before 18/06/2027.

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 18/06/2024, issued under planning application reference FULL/2023/1595, and subject to the terms and conditions thereof.

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

5. The demolition and construction of the replacement, roadside wall shall be fully completed prior to the development hereby approved being first brought into use. The stone to be used in the construction of the replacement boundary wall and the area where the existing access is to be infilled, hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity and the character and appearance of the conservation area.

Expiry Date: This permission will cease to have effect on 18/06/2027 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/2025/1398
Property Ref: C006320000
Valid date: 11/09/2025
Location: Quayside North Side Vale Guernsey GY3 5TW
Proposal: Variations to previously approved plans to redevelop site including retail building (Building A), gated vehicular access and parking area - Erect canopy to north elevation, demolish and replace section of roadside wall and infill vehicle access to north boundary wall.

Applicant: TJ Morris 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 on or before 18/06/2027.

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 18/06/2024, issued under planning application reference FULL/2023/1595, and subject to the terms and conditions thereof.

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

5. The demolition and construction of the replacement, roadside wall shall be fully completed prior to the development hereby approved being first brought into use. The stone to be used in the construction of the replacement boundary wall and the area where the existing access is to be infilled, hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity and the character and appearance of the conservation area.

OFFICER'S REPORT

Brief Description of the site:

The Quayside site is triangular, situated between Trafalgar Road to the north, Longree to the east and North Side to the south. The site is currently undergoing redevelopment with clearance works underway so the site is largely open although a number of protected buildings remain along with the majority of roadside boundary walls.

Surrounding the site the area comprises a mixture of uses, with residential properties to the north and northeast, industrial premises further north and northwest and the harbour to the south. Areas of public parking surround the site, situated on Longree, Trafalgar Road and North Side.

The application relates to variations to the previously approved scheme to redevelop the site by infilling the existing access to Trafalgar Road, rebuilding a section of roadside wall near the corner of Longree (retrospective) and the erection of a canopy to offer shelter to the external garden, retail area and alterations to the car park layout. The submission outlines that a total of 67 customer parking spaces are proposed including 6 accessible spaces, two parent and child spaces, 17 motorcycle spaces and 10 cycle parking spaces.

The site is located in a Main Centre, Conservation Area and Harbour Action Area as designated in the Island Development Plan. There are Protected Buildings adjoining the site.

Relevant History:

FULL/2023/1595 – Redevelopment of site to include new retail building (Building A) with associated works and parking area, alter and create gated vehicle access. Change of use of existing building (Building B) from industrial storage and distribution (Use Class 24 and 22) to retail (Use Class 10) - granted

Notes from the Minutes of the OPM:

The Committee unanimously approved the application with amendments to delete Condition 6 relating to protection of pillars, as this matter was already covered under Sections 37 and 64 of the 2005 Planning Law, and to make associated amendments to an informative note, to omit the words 'and position' of charging points from Condition 9 and to amend Condition 11 to omit the requirement to close the existing access to Trafalgar Road with a wall. The Committee also agreed amendments to Condition 13 to reduce motorcycle parking and add an additional car parking space by majority with the Vice-President dissenting. The Committee requested that details of cladding, lighting and signage be referred to the Committee when received.

Existing Use(s):

Vacant and undergoing redevelopment

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:

GP4 – Conservation Area
GP5 – Protected Buildings (setting)
GP8 – Design
GP9 – Sustainable Development
GP17 – Public Safety and Hazardous Development
MC6 – Retail in Main Centres
MC10 – Harbour Action Area
IP6 – Transport infrastructure and support facilities
IP7 – Private and Communal Car Parking
IP9 – Highway Safety, Accessibility and Capacity

Parking Standards and Traffic Impact Assessment SPG (2016)

Conclusion/Brief comment:

The IDP offers support for extension and alterations of existing retail premises.

The application report that accompanied the original permission sets out:

The scheme shows service/commercial freight using Longree for both entrance and exit purposes ... Conditions can be imposed relating to this access arrangement, the realignment of the wall in Longree for visibility and relating to infilling of the access to Trafalgar Road as this existing access serves no purpose in relation to the current development proposals ... The access arrangements for cars and service vehicles are now acceptable having regard to Policy IP9, GP8 and the material planning considerations.

Although a condition relating to the infilling of the existing access was recommended this was omitted as part of the OPM, DPA Committee consideration of the application. Condition 10 in the approved scheme referred only to the realigned wall and vehicular access.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings and Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

The infilling of the wall with stonework to match the existing and the rebuilding of a structurally unsafe section of wall will both achieve a good standard of design that will conserve the character and appearance of the Conservation Area. The works will not have a detrimental impact on the amenities surrounding residential properties when considering the aims of the IDP and nor will the setting of nearby protected buildings be adversely affected.

The proposed canopy is lightweight and situated within the site with limited visual impact outside the site. Its appearance is in keeping with the approved development on the site and will not impact on the character and appearance of the Conservation Area or on residential amenity when considering the aims of Policies GP4, GP8 and GP9 of the IDP.

The changes to internal parking layout are not significant and will still enable large delivery vehicles to turn on site when the store is closed and to leave the site in a forward gear. There remains sufficient car, cycle and motorcycle parking in accordance with the requirements of the IDP.

These works will not prejudice the outcomes/implementation = of the Local Planning Brief or conflict with Policy MC10.

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.

In view of the above it is recommended that the scheme is granted.

Recommendation:

Grant with Conditions



Date: 07/11/2025