

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: Remove section of earthbank to create vehicle access and install barrier to north of site, alter parking area and layout and erect fence to south west boundary.

LOCATION: M & S St Martin, Grande Rue, St. Martin.

APPLICANT: West Quay Holdings Ltd

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: 24/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: 10106 S10-14B & 15, Barrier Details & Fencing Details

Application Ref: FULL/2025/1447

Property Ref: J003850000

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.

Expiry Date: This permission will cease to have effect on 23/10/2028 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/2025/1447
Property Ref: J003850000
Valid date: 17/09/2025
Location: M & S St Martin Grande Rue St. Martin Guernsey GY4 6NS
Proposal: Remove section of earthbank to create vehicle access and install barrier to north of site, alter parking area and layout and erect fence to south west boundary.

Applicant: West Quay Holdings Ltd

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.

OFFICER'S REPORT

Brief Description of the site:

The application site is situated to the rear of the former Lloyds bank building which fronts Grande Rue, St Martins. It comprises part of the existing parking area for that site (Le Manoir Bancaire) which is currently the subject of a separate application for redevelopment/conversion to residential accommodation. The site is enclosed with established landscaping to the site boundaries.

The Marks and Spencers/Luxioso/Vets4Pets site is situated to the north/northwest and the application proposes the removal of a section of the boundary bank and landscaping in order to provide a, controlled, vehicular access from the Marks and Spencer site to the former Lloyds site. Alterations are proposed within the site with the removal of landscaping etc. to form additional parking spaces.

The site is located in a Local Centre and Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2025/0204 - Erect temporary signage to hoarding boards to north-west of site - granted

FULL/2025/0516 – Erect retail unit with associated storage (temporary structure) and portacabins (temporary staff facilities) to east of site. Erect 2m high fencing (north, east and south boundaries) and temporary 2.4m high fencing (south boundary) – granted

FULL/2025/1095 – Variation to previously approved plans to demolish petrol station (sui-generis) and infill vehicle access, change of use from light industry (Use Class 24) to retail and erect extension to retail unit (Use Class 9) to front/northwest elevation and side/northeast elevation and associated works - Raise and alter roof eaves height, alter ramp access to south elevation and alter car parking/cycle and trolley store layout – granted

FULL/2025/1168 - Install electrical cupboard to south boundary of building and install temporary plant equipment to west (front) and east (rear) elevations – granted

FULL/2025/1401 – Variation to previously approved plans to erect temporary retail unit and portacabins (temporary staff facilities) to east of site. Erect 2m high fencing (north, east and south boundaries) and temporary 2.4m high fencing (south boundary) - Alter floor area of staff portacabin and omit fence to north boundary – under consideration

FULL/2025/1531 – Erect signage to west (front) elevation of temporary retail unit – under consideration

Le Manoir Bancaire (former Lloyds Bank Building)

FULL/2025/1230 - Demolish existing canopy, convert and extend main building into 6 additional flats, raise roof ridge height and alter detached outbuilding to create a dwelling to the north of site and associated works – under consideration

Existing Use(s):

Car parking

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

Island Development Plan policies:

LC2: Housing in Local Centres

LC5: Retail in Local Centres

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

Parking SPG

Consultation:

Office of Environmental Health and Pollution Regulation – do not wish to raise any objections to the proposals.

Conclusion/Brief comment:

The removal of the bank and landscaping between these two sites will not have a detrimental impact on the character and appearance of the locality or Conservation Area nor will the works have an adverse impact on residential amenity given that the site is already utilised as parking.

The level of parking associated with the site to the north would increase as a result of this development however, the Parking Standards and Traffic Impact Assessment relates to maximum parking standards within Main Centres and Main Centre Outer Areas with locations such as here, within a Local Centre, being assessed on a case by

case basis. Here it is a case of transferring existing parking from one site/use to another with a modest increase in spaces within the site area.

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.

The scheme accords with the aims of the IDP and it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 23/10/2025