

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 part of ground floor to cafe.

LOCATION: Former Barras Car Centre, Les Barras Lane, Vale.

APPLICANT: Noventa 90 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: 05/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Martel Design Ltd: 25-1169 03

Application Ref: FULL/2025/1461

Property Ref: C02097C000

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 04/01/2029 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/2025/1461
Property Ref: C02097C000
Valid date: 19/09/2025
Location: Former Barras Car Centre Les Barras Lane Vale Guernsey
GY6 8EH
Proposal: Change of use of part of ground floor to cafe.
Applicant: Noventa 90 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

Site Description:

The site consists of a commercial/industrial style building and is currently used as a retail shop at ground floor with an adjoining petrol and car sales forecourt.

The site is situated to the north of Les Barras Lane and to the south of Barras Lane Industrial Estate. The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2021/1539	Extend and alter roof form at first floor level and erect 2 storey flat roof extension (north elevation and install 1st floor windows (east and north elevations).	Granted 30/09/2021
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Existing Use(s):

Petrol filling station/retail shop (Sui Generis)

Brief Description of Development:

Planning permission is sought to change the use of part of the ground floor of the existing premises from a shop into a café with ancillary serving/sales counter. Part of an existing ancillary office will also be converted into an accessible WC.

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

Policy OC4: Retail Outside of the Centres

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

One letter of representation was received from the occupiers of a neighbouring property. The grounds for objection are summarised as follows:

- The roadside spaces used when the car park is full are narrower than standard parking spaces and vehicles parked within them overhang the carriageway making it difficult to access/leave and negotiate the driveway to the property La Croute;
- Since the arrival of the new tenants and with the café this will only intensify the situation;

- It is considered therefore that these two roadside spaces are unsuitable for parking and should be removed or restricted;
- These spaces should be removed from the current layout of the site which the planning service has the ability to do;
- Introducing double yellow lines along this short section of road would be the most effective and practical approach which would prevent parking whilst still allowing vehicles to safely turn into and out of the driveway.

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 22nd October 2025 stated the following:

"I have reviewed the proposed plans for a change of use of part of the ground floor to a café at the above site. I do not wish to raise any objections to the proposals."

Summary of Issues:

- Whether the principle of the use is acceptable;
- Impact on the character of the area and on neighbouring properties;
- Traffic and highways implications.

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).**

Planning permission is sought to change the use of part of the ground floor of the existing premises from a shop into a café with ancillary serving/sales counter. Part of an existing ancillary office will also be converted into an accessible WC.

Policy OC4 supports extensions and alterations to existing retail premises Outside of the Centres where the development is of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation and where there would not be unacceptable adverse impact on the visual character and amenity of the locality.

The proposal would not increase the floor area of the existing building and the overall floorspace involved in the change of use is limited amounting to a total of 20m² for the café area and 21.6m² for the serving/sales counter. It is also worth noting that the sales counter will also be used in connection with the remainder of the retail floor space (i.e. the existing shop) at the premises. For the purpose of policy OC4 the proposal is therefore of limited scale and would amount to minor

alterations to facilitate the continuation of the existing retail use at its current level of operation and would not impact the vitality or viability of a Main or Local Centre.

No external alterations are intended and the proposal would therefore have no adverse effects on the visual character and amenity of the locality or on the amenities of neighbouring properties. The proposal therefore accords with Policies OC4 and GP8 of the IDP.

The comments received in the letter of representation are noted, however, the car parking layout at this site is an existing situation on site and no additional parking is either proposed or required for the change of use the subject of this application. The floorspace involved in the change of use is also limited and would not be so significant to intensify the use of the site to such an extent as to cause harm to highway safety or to the capacity of the surrounding highway network. The scheme therefore complies with the relevant planning policies in this respect and the refusal of planning permission on highway safety grounds would therefore be both unreasonable and unjustifiable.

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 application is acceptable in relation to the above policies and other material planning considerations and it is recommended that planning permission be granted.

Date: 02/01/2026