

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 Unit B from General Retail (Use class 10) to cafe (Use Class 11) and alterations to fenestration to west and south elevations.

LOCATION: Former Quayside Site, North Side, Vale.

APPLICANT: Mr T J Morris

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: 21/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. S72-10685-S1-14B, 21A, 22A, 102B

Application Ref: FULL/2025/1612

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 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 external seating area associated with the café hereby approved shall not be used by customers other than between 08:00 and 20:00 hours on Mondays to Saturdays, and 10:00 and 17:00 hours on Sundays.

Reason - To prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 20/11/2028 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/2025/1612
Property Ref: C006320000
Valid date: 17/10/2025
Location: Former Quayside Site North Side Vale Guernsey
Proposal: Change of use of Unit B from General Retail (Use class 10) to cafe (Use Class 11) and alterations to fenestration to west and south elevations.

Applicant: Mr T J Morris

RECOMMENDATION - Grant: Planning Permission with Conditions:

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used by customers other than between 08:00 and 20:00 hours on Mondays to Saturdays, and 10:00 and 17:00 hours on Sundays.

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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. 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 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. Building B is a granite building with a pitched roof and various window/door openings to all facades. The building to its immediate north has been demolished.

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

FULL/2025/1398 - 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 – under consideration

Existing Use(s):

Vacant and undergoing redevelopment

Assessment: *(Tick as appropriate)*

no representation

x

accords with policy

visual amenity acceptable

x
x

no material neighbour impact

within curtilage
design acceptable

x
x

traffic not affected

x

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)

Consultation:

Office of Environmental Health and Pollution Regulation –

27/10/2025

There is currently insufficient information provided for me to comment fully on the proposal.

I have concerns about the possible impact the proposal could have on nearby domestic properties, and I would request that clarification is provided regarding:

- the intended operating hours of the café / restaurant, including any differences in operating hours of the internal and external seating areas, and
- whether it is proposed to have any music played in the outdoor seating / al fresco dining area.

These details are important to enable an assessment of potential noise impacts on nearby residential properties.

Separately, and for the applicant to note: It is noted that the proposed kitchen area is shown to be located on the east side of the building, which is the elevation closest to existing residential properties. Should any kitchen extraction, ventilation, or air-handling plant be required in association with the use, the applicant is advised to consider the potential for noise and odour impacts on nearby sensitive receptors.

Any such plant or equipment would require separate approval, and full details of its design, specification, and noise mitigation measures should be submitted for

consideration at that stage. This department would expect any such plant or equipment to operate at least 5 dB below the existing background noise level and evidence of this would be required at application stage.

29/10/2025

Whilst I note the applicant's confirmation that the closest neighbouring building is a commercial unit, residential properties are also located nearby on North Side and on Longree, and it is important that these residents do not suffer a loss of amenity due to noise arising from the external seating area.

To protect the amenity of the nearest noise sensitive residential properties, I recommend a condition relating to the hours of use for the external seating area.

Conclusion/Brief comment:

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.

As approved Building B would represent a general or convenience retail use (Use Class 9 and 10) and the current application seeks the change of use to a café (Use Class 11). An area to the south is shown to be used for external seating with 7 tables shown. Two additional windows are proposed to the west elevation and installing glazing to an existing opening to the south elevation.

Policy MC6 makes provision to extend, alter and redevelop retail premises. The external works are limited and will respect the character and appearance of the Conservation Area and the works will be consistent with the Local Planning Brief objectives.

The site is well enclosed and although residential properties are situated to the northeast in Longree the development would not result in unacceptable harm to the amenities of surrounding residential neighbours subject to the conditions recommended by Environmental Health.

The proposals are sufficient distance from other nearby protected buildings for the settings of those buildings to not be affected.

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 permission is granted.

Recommendation:

Grant with Conditions



Date: 17/11/2025

