

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: Install illuminated sign to east elevation and sign to north and east elevation of building (retrospective)

LOCATION: St Sampsons Pharmacy, Les Grandes Maisons Road, St. Sampson.

APPLICANT: Mr H Mitchell

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: 02/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Omega Brochure 32079v01: Pages, 2, 3 & 4 & Axis Mason: 4432 NN 020 P1 & NN 030 P2

Application Ref: FULL/2025/1752

Property Ref: B001470000

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 illuminated sign hereby approved shall not be illuminated by any means at any time other than between 08:00 to 18:00 Monday to Friday, and 08:00 to 12:00 on Saturdays unless otherwise agreed in writing by the Authority.

Reason - In the interests of the visual amenity of the locality.

Expiry Date: This permission will cease to have effect on 01/02/2029 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/2025/1752
Property Ref: B001470000
Valid date: 21/11/2025
Location: St Sampsons Pharmacy Les Grandes Maisons Road St.
Sampson Guernsey GY2 4JS
Proposal: Install illuminated sign to east elevation and sign to north and
east elevation of building (retrospective)
Applicant: Mr H Mitchell

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.

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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 illuminated sign hereby approved shall not be illuminated by any means at any time other than between 08:00 to 18:00 Monday to Friday, and 08:00 to 12:00 on Saturdays unless otherwise agreed in writing by the Authority.

Reason - In the interests of the visual amenity of the locality.

OFFICER'S REPORT

Brief Description of the site:

St Sampsons Pharmacy is attached to the doctor's surgery on this site. The building is primarily single-storey although with a two-storey hipped roof element incorporating clearstory windows. The building has a rendered exterior and tiled roof. A glazed canopy exists at the entrance to the surgery and providing the entrance to the pharmacy which is situated within the site, accessed from the car park to the east and south of the building. The vehicular access to the site is shared with the adjoining clos road, Courtil Leonie.

There are residential properties to the west of Les Grandes Maisons Road and to the north of the application site whilst to the southwest is a dwelling currently under redevelopment with a protected building beyond. Beyond the car park to the east/southeast is a substantial apartment building fronting Bulwer Avenue.

There are two advertising boards to either side of the vehicular access which relate to both the surgery and pharmacy on the site whilst the pharmacy signage comprises vinyls to six windows to the northeast of the entrance/access along with a wall sign, a further vinyl to the side of the access door and one further vinyl to the window in the southwest corner of the southeast elevation. These are in line with the appearance/branding as shown in the application submission. The application is retrospective as the works have already been undertaken on site.

The site is located in a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2025/0083 - Replace section of glazed roof with solid roof to north-east elevation - granted

Existing Use(s):

Doctor's surgery and ancillary pharmacy

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:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

MC7: Retail in Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

Consultation:

Office of Environmental Health and Pollution Regulation – recommend that a condition relating to the opening hours is imposed. This replicates the information set out in the covering letter submitted with the application.

Conclusion/Brief comment:

The main wall sign has also been installed in accordance with the application details and is internally illuminated. It is this sign to which the application relates. It is situated at ground floor level and with illumination that will not be particularly visible from outside the site. The sign is set away from the site boundaries with neighbouring residential properties therefore its impact will be limited.

The submission sets out the maximum illumination levels as being 800cd/sqm. Although the letter that accompanies the submission sets out that the signage will operate between 7am – 9pm Monday to Sunday the advertised operating hours of the pharmacy is 8am – 6pm Monday to Friday and Saturday 8am – 12pm. Notwithstanding the condition recommended by Environmental Health it is reasonable therefore to control the illuminated signage to the opening hours of the pharmacy in the interests of visual amenity and sustainable design (energy saving).

The signage installed is in accordance with the details shown in the submission however current exemption rights allows for vinyl signage where it does not exceed 25% of the total area of glazing on the elevation in question therefore the vinyl signage to the southeast elevation and to the side of the pharmacy access represent exempt works. The pharmacy signs at the site entrance and within the grounds, attached to existing sign boards, are also exempt works.

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: 30/01/2026