

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: Erect building/covered dining area, install roof, windows and door to existing redundant urinals to create entrance to south elevation, internal alterations and relocate horse trough to north elevation and associated works (Protected Building).

LOCATION: St Julian's Weighbridge, North Esplanade, St. Peter Port.

APPLICANT: Silvester Group

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: 22/01/2026

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

Drawing Nos: CCD: 3761-PL01, 02, 03, 04, 05, 06, 12

Application Ref: FULL/2025/1789

Property Ref: A411190002

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.No development shall commence on site, including demolition works, until a photographic record of the wrought iron door, metal arch urinals, and painted metal screen urinal shown to be removed on approved drawing 3761-PL03, has been submitted to and approved by the Authority.

Reason - To ensure the negative impacts on the protected building are mitigated through recording in accordance with Policy GP5 (paragraph 19.6.7).

5.Prior to materials being brought on site, a finished sample of the timber cladding to be used for the walls and roof of the extension/outbuilding, however names, shall be submitted to and agreed in writing by the Authority. Only the material agreed in writing by the Authority shall be used in carrying out the development.

Reason - To avoid any ambiguity and to ensure that the finished timber material is agreed by the Authority prior to materials being brought on site and to achieve a high standard of design for the purposes of Policy GP8, GP5 and GP4.

6.Prior to materials being brought on site, a finished sample or photograph of the material proposed for hereby approved fenestration, including the colour and finished appearance, shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To avoid any ambiguity and to ensure that the fenestration is agreed by the Authority prior to materials being brought on site and to achieve a high standard of design for the purposes of Policy GP8, GP5 and GP4.

7. For the avoidance of doubt, the detached extension/outbuilding, however named, hereby approved shall only be used for purposes ancillary to the retail use (Class 11) of the Waffle House located within the Weighbridge building to the north of the approved extension/outbuilding.

Reason - To ensure that the use of the extension/outbuilding is associated with the existing business and for no other purpose. The permission does not include the creation of a kitchen or facilities of such manner within the detached extension as this is likely to require a separate grant of planning permission and require further consideration.

Expiry Date: This permission will cease to have effect on 21/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

As noted on drawing 3761-PL03, any Al Fresco dining area will be subject to a separate Al Fresco License application and does not form part of this permission.

It is recommended that the comments made by Traffic and Highway Services regarding the Siemens Traffic Signal controller cabinet are taken into account as part of the proposed development.

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/2025/1789
Property Ref: A411190002
Valid date: 21/11/2025
Location: St Julian's Weighbridge North Esplanade St. Peter Port
Guernsey GY1 2ND
Proposal: Erect building/covered dining area, install roof, windows and door to existing redundant urinals to create entrance to south elevation, internal alterations and relocate horse trough to north elevation and associated works (Protected Building).
Applicant: Silvester Group

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.

4. No development shall commence on site, including demolition works, until a photographic record of the wrought iron door, metal arch urinals, and painted metal screen urinal shown to be removed on approved drawing 3761-PL03, has been submitted to and approved by the Authority.

Reason - To ensure the negative impacts on the protected building are mitigated through recording in accordance with Policy GP5 (paragraph 19.6.7).

5. Prior to materials being brought on site, a finished sample of the timber cladding to be used for the walls and roof of the extension/outbuilding, however names, shall be submitted to and agreed in writing by the Authority. Only the material agreed in writing by the Authority shall be used in carrying out the development.

Reason - To avoid any ambiguity and to ensure that the finished timber material is agreed by the Authority prior to materials being brought on site and to achieve a high standard of design for the purposes of Policy GP8, GP5 and GP4.

6. Prior to materials being brought on site, a finished sample or photograph of the material proposed for hereby approved fenestration, including the colour and finished appearance, shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To avoid any ambiguity and to ensure that the fenestration is agreed by the Authority prior to materials being brought on site and to achieve a high standard of design for the purposes of Policy GP8, GP5 and GP4.

7. For the avoidance of doubt, the detached extension/outbuilding, however named, hereby approved shall only be used for purposes ancillary to the retail use (Class 11) of the Waffle House located within the Weighbridge building to the north of the approved extension/outbuilding.

Reason - To ensure that the use of the extension/outbuilding is associated with the existing business and for no other purpose. The permission does not include the creation of a kitchen or facilities of such manner within the detached extension as this is likely to require a separate grant of planning permission and require further consideration.

INFORMATIVES

As noted on drawing 3761-PL03, any Al Fresco dining area will be subject to a separate Al Fresco License application and does not form part of this permission.

It is recommended that the comments made by Traffic and Highway Services regarding

the Siemens Traffic Signal controller cabinet are taken into account as part of the proposed development.

OFFICER'S REPORT

Site Description:

The application site comprises a protected building, namely St. Julian's Weighbridge. The whole of the building is protected, including the horse trough to the south elevation. The Waffle House is a hot food takeaway (retail) business which operates within the building. An area of hard standing exists to the south of the Weighbridge which is identified as forming part of the application site, and which is the subject of this application.

The building is located in the Main Centre Inner Area, Conservation Area and Harbour Action Area as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0785	Install extractor vent and install vent to existing window to north elevation (Protected Building).	Granted	2025
FULL/2024/0905	Install a movable catering trailer (for temporary period of 1 year).	Granted	2024
FULL/2022/2116	Erect building/covered dining area to south elevation and relocate horse trough to north elevation.	Granted	2023
FULL/2022/1986	Install a movable catering trailer (for temporary period of 2 years).	Granted	2023
FULL/2017/0343	Change of use of premises to Retail Use Class 12 to operate a food takeaway business, and internal alterations. (Protected Building).	Granted	2017

Existing Use(s):

Area of hard standing to the south of St. Julian's Weighbridge.
St. Julian's Weighbridge (Waffle House - Hot food takeaway business - Retail use class 12).

Brief Description of Development:

Planning permission FULL/2022/2116 is due to lapse on 24th May 2026.

This application seeks to renew the permission, with a few alterations. Similar to the previous scheme, the proposal seeks to erect a building/covered dining area to the south of the weighbridge, adopting a contemporary design approach, and to relocate the horse trough to the north elevation.

However, this proposal also seeks to create a new entrance to the Weighbridge building (through the redundant urinal), and to create a new access point on the east elevation of the proposed building/covered seating area. Consequently, the main access point of the building will be relocated on to the pedestrianised area, rather than on the elevation facing the road (North Esplanade). The reason for the change is to improve pedestrian safety.

As per previously, the proposed building does not touch the protected building, and the enclosure sits on the existing paving as the floor surface. The covered seating area is demountable.

The proposal also features a new metal-seam roof over the existing stone walls of the redundant urinal to create a new arched entrance into the café serving area. The urinals and privacy screen will be removed as they are in poor condition and have not been accessible to the public for some considerable time.

As per the previous permission, the proposed building is to be operational between the hours of 07:00 and 00:00 to enable the building to cater for special events which would including operating in the evenings on certain occasions. It is understood that the building is unlicensed.

As per the previous development, the proposed structure is recognised as an extension of the existing business, albeit physically detached from the Weighbridge.

The agent has provided a Heritage Impact Assessment in support of the application.

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

MC6 Retail in Main Centres
MC10 Harbour Action Areas
GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP18 Public Realm and Public Art

Representations:

None.

Consultations:

Economic Development:

"I write on behalf of the Committee for Economic Development in relation to the planning application for an extension and alteration to the St Julian's Weighbridge, St Peter Port, GYI IWG, submitted by CCD Architects on behalf of the Silvester Group.

The Committee wishes to express its support for the application as one that enhances the vibrancy of St Peter Port, and that supports some of the priorities currently being developed into a new economic strategy.

Tourism, trade and connectivity are among the priorities for the Committee for Economic Development over the coming 12 -18 months. Because of its location and architectural characteristics, this business is important to the visitor experience, particularly for visitors arriving by ferry or travelling inter-island. It is also located at an important 'gateway' into the main St Peter Port commercial area.

The alterations proposed improve the viability of the business as an all-season operation and improve the customer experience and safety by moving the main customer entrance away from the roadside, to face the pedestrian area.

The Committee would kindly ask that these benefits be given consideration."

Traffic and Highway Services':

"I refer to the application by Sylvester Group regarding the above application.

Given that the development is in a pedestrian area there are not considered to be any material road safety or traffic management implications associated with this development.

THS would however comment that the plans submitted show (and would require) the relocation of the Siemens Traffic Signal controller cabinet which is currently located adjacent to the southern elevation of the Weighbridge Clocktower to be relocated.

Although it is understood that the relocation of the controller cabinet does not constitute grounds for planning permission to be refused, THS is currently investigating a suitable location for the cabinet's relocation, and awaiting advice from our contractors (States Works Department) on the works required to undertake this work.

Separately, THS has written to States Property Services to ensure that they are aware of this requirement, and to ensure that all costs associated with the relocation of the cabinet are addressed in conjunction with any contractual arrangements between States Property Services and the applicant.

Please accept this response for awareness within the planning process. I would expect to have a schedule of costs and outline of the required works relating to the relocation of the controller cabinet within the first few weeks of January 2026. I am happy for this information to be shared with the applicant or their representatives."

The Office of Environmental Health and Pollution Regulation's comments:

"I have reviewed the proposed plans to erect a building/covered dining area, install roof, windows and door to the existing redundant urinals to create entrance to the south elevation, internal alterations and relocate the horse trough to the north elevation and associated works.

I do not wish to raise any objections to the proposals.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter."

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the proposed development is appropriate to St. Julian's Weighbridge.
- The impact of the development on the fabric and setting of the protected building.
- The impact of the development on the character and appearance of the Conservation Area.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1 (2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy MC6 Retail in Main Centres states that *"Proposals to extend, alter or redevelop existing retail premises will also be supported providing they accord with all other relevant policies of the Island Development Plan."*

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay *"special attention to the desirability of preserving and*

enhancing the character and appearance” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

The agent has demonstrated an understanding of the significance of the protected building in accordance with Policy GP5.

The principle of the design approach adopted has not fundamentally changed from that previously approved under planning permission FULL/2022/2116.

The alterations, including to the proposed covered seating area and the proposed metal-seam roof over the urinals, are acceptable, comprising reasonable aspirations which outweigh any harm to the protected building. Furthermore, the development would contribute to the economic objectives of the States, and the vitality of the St Peter Port Main Centre. Consequently, the proposal accords with Policy GP5, subject to a photographic record of the wrought iron door, metal arch urinals and painted metal screen urinal shown to be removed on approved drawing 3761-PL03 being submitted to and approved by the Authority. A condition to this effect should be attached to the decision.

Similar to the previous permission, conditions regarding the use of materials in this sensitive and highly prominent area should be attached to the decision, together with the ancillary use of the building.

As set out in the officer’s report of application FULL/2022/2116, it remains the case that:

“...the proposed building would result in a development that visually contrasts, but respects, the traditional architecture of the Weighbridge. The proposal does not attempt to replicate the scale, mass, form or materiality of the Weighbridge tower, and is ‘read’ as a juxtaposing addition to the building which is supported under Policy GP8. Whilst the building is different to the original design of the tower, and traditional buildings within the Conservation Area, it does not represent significant harm to the fabric of the protected building, its setting, nor the character and appearance of the Conservation Area to reasonably justify refusal. For the purposes of Policy GP8, the proposal achieves a high enough standard of design, subject to appropriate conditions.

In addition, the detached extension of the Weighbridge would have positive benefits to the vitality of the Main Centre by virtue of introducing a covered dining area to support and expand the café/restaurant.

The application is compliant with Policy MC10 (Harbour Action Areas) as the development is of a minor nature, and the Weighbridge or wider area is not

subject to an approved Local Planning Brief. In addition, the proposal is unlikely to prejudice the outcomes of the process of creating a Local Planning Brief due to its limited footprint and proximity to the Weighbridge.”

The application has also been supported by Economic Development.

The development is not considered to adversely affect the amenities of neighbouring residents.

An informative should be attached to the decision to highlight the comments made by Traffic and Highway Services.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

The relevant matters to be considered under Section 13 of The Land Planning and Development (General Provisions) Ordinance 2007 have been assessed as part of the section dealing with policy issues set out in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on protected trees or on SSS's. The effect of the development on the protected building is set out above.

For the reasons referred to within this report, it is recommended that planning permission be granted, subject to conditions.

Date: 21/01/26

