

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 container/kiosk with parasol and extend hard standing to west of site, install hard standing to path and associated works.

LOCATION: The Bathing Pools, La Vallette, St. Peter Port.

APPLICANT: Vive La Vallette

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: 28/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1109-1-100, 300A, 320, 370

Application Ref: FULL/2025/1890

Property Ref: A41111A000+A41111A001

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 kiosk shall only be open and run in conjunction with and ancillary to the kiosk located within the main Bathing Pool building.

Reason - Permission for the building has been granted only on the basis that it is required in association with the existing kiosk in the main building.

Expiry Date: This permission will cease to have effect on 27/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This applicaiton gives no permission for any signage or external lighting. Should signage or lighting be required they will need to be approved by way of a seperate applicaiton.

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/2025/1890
Property Ref: A41111A000+A41111A001
Valid date: 09/12/2025
Location: The Bathing Pools La Vallette St. Peter Port Guernsey
GY1 1AX
Proposal: Erect container/kiosk with parasol and extend hard standing
to west of site, install hard standing to path and associated
works.
Applicant: Vive La Vallette

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. The kiosk shall only be open and run in conjunction with and ancillary to the kiosk located within the main Bathing Pool building.

Reason - Permission for the building has been granted only on the basis that it is required in association with the existing kiosk in the main building.

INFORMATIVES

This applicaiton gives no permission for any signage or external lighting. Should signage or lighting be required they will need to be approved by way of a seperate applicaiton.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the existing building to the west of the bathing pools and public amenity land immediately to the west of that building. The site is within the St Peter Port Main Centre Outer Area, Conservation Area, Harbour Action Area and an Area of Biodiversity Importance.

Relevant History:

FULL/2020/0531 - Extend and alter existing changing rooms/kiosk building to provide community changing rooms (lower ground floor), kiosk and seating areas (upper ground floor) and community/events pavilion (first floor) along with associated external works – Approved June 2020.

Existing Use(s):

Existing building: Community changing rooms (lower ground floor), café and seating areas (upper ground floor), community/events pavilion (first floor).
Public amenity land.

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

MC9(A): Leisure and Recreation in Main Centres and Main Centre Outer Areas

MC10: Harbour Action Areas

GP1: Landscape Character and Open Land

GP3: Areas of Biodiversity Importance

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP18: Public Realm and Public Art

Consultations:

The Office of Environmental Health and Pollution Regulation

'I have reviewed the proposed plans for the above site to erect a container/kiosk and extend hard standing to the west of site, install hard standing to a path and associated works.

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

Conclusion/Brief comment:

This application is to erect a 4.3m x 2.5m converted container to form a kiosk, ancillary and incidental to the operation of the existing café within the main building, and to extend the hardstanding to the west of the existing first floor pavilion, and associated works, including the erection of a retractable parasol/canopy.

The kiosk is to operate the same hours as the main building and offer hot and cold drinks and a selection of hot and cold snacks, as an extension of and ancillary to the use of the main building. The decision can be conditioned to ensure this is the case.

The container will be clad in the same high quality material as the pavilion to appear as a single cohesive design, with the parasol/canopy between the two structures, the approach is well-considered and the proposal achieves a high standard of design. The proposal is considered acceptable in terms of its design and visual impact, and would conserve the special interest of the Conservation Area.

An Ecological Assessment has been provided, prepared by Environment Guernsey, demonstrating that any impacts on the surrounding environment and Area of Biodiversity Importance would be limited.

As there is no approved Local Planning Brief (LPB) for the Harbour Action Area, proposals will be supported under Policy MC10 providing that the development would not prejudice the outcomes of the LPB process or would not inhibit the implementation of an approved LPB, and provided the proposal accords with all the

relevant policies of the IDP. In this case, the nature, scale and location of the proposed development would not prejudice the outcomes of the LPB process or be likely to inhibit the implementation of an approved LPB for the Harbour Action Area.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 27/01/2026

