

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: Variation to previously approved plans to Erect 6-storey and 3-storey building containing 65 Affordable flats and 4 Affordable dwellinghouses and associated works - Create 1 additional Affordable flat at pavement level to west of site.

LOCATION: The Tyre Yard, La Charroterie, St. Peter Port.

APPLICANT: Guernsey Housing Association LBG

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 10/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Peter Barber Architects – 2.1 Design Update – Block B
Additional Studio Unit, TY_L_10 P05, 195_L_90 T03, 330 T01

Application Ref: FULL/2025/1907

Property Ref: A405870000

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 on or before 29/06/2028.

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).

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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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/06/2025, issued under planning application reference FULL/2025/0874, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 30/06/2028 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/2025/1907
Property Ref: A405870000
Valid date: 10/12/2025
Location: The Tyre Yard La Charroterie St. Peter Port Guernsey GY1 1EJ
Proposal: Variation to previously approved plans to Erect 6-storey and 3-storey building containing 65 Affordable flats and 4 Affordable dwellinghouses and associated works - Create 1 additional Affordable flat at pavement level to west of site.
Applicant: Guernsey Housing Association LBG

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 on or before 29/06/2028.

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).

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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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/06/2025, issued under planning application reference FULL/2025/0874, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

The former C.I. Tyres site is on the southern side of La Charroterie, opposite La Charroterie Mills residential development. The site is located within the Main Centre Inner Area and Town Conservation Area under the Island Development Plan. The site previously contained various single- and two-storey buildings and sheds most recently used for a tyre depot, with a granite wall and wooden gates to the roadside but has subsequently been cleared pending redevelopment with preparatory work including cliff reprofiling and stabilisation currently in progress.

The valley side rises steeply to the south. Part of the site to the rear is designated as part of a wider area of Important Open Land and Area of Biodiversity Importance. There is also a Tree Protection Order (PT78) covering much of the hillside behind. The buildings on either side (Gwenwood to the west and Chateau de la Montagne to the east) are Protected Buildings.

Relevant History:

OP/2012/1267 - Demolish existing buildings and erect block of 16 apartments and block of 3 terraced dwellings; create amenity space and car parking areas (outline application). Approved 20/06/2012.

FULL/2014/3491 - Demolish existing sheds and erect 20 new apartments and 3 new dwellings with underground parking. Approved 08/09/2015

This permission was implemented on site through the demolition and clearance of the former buildings.

FULL/2020/2025 - Erect 19 flats and 3 dwellings with underground parking (revised scheme). Approved 19/01/2021

FULL/2021/2203 - Erect three and three and a half storey building containing 17 flats and 2 ground floor retail/commercial/office units with associated vehicular access and parking. Granted 26/01/2022

FULL/2022/1732 - Erect three and three and a half storey building containing 25 flats, associated vehicular access and parking (revised scheme) - Granted 19/10/2022

FULL/2023/2419 - Fell 5 trees and undertake enabling cliff stabilisation work. (Protected Trees) – Granted 29/01/2024

FULL/2023/1986 - Erect six storey and ten storey building containing 57 flats and associated works including creation of vehicle and pedestrian access to La Charroterie, excavation and cliff stabilisation work, pedestrian access to Montville Drive and pedestrian bridge – Granted 19/03/2024

FULL/2024/0341 - Fell 6 additional trees and undertake enabling cliff stabilisation work to west of site. (Protected Trees) (revised scheme) – Granted 22/03/2024

FULL/2025/0874 - Erect 6-storey and 3-storey building containing 65 affordable flats and 4 affordable dwellinghouses and associated works – Granted 30/06/2025.

Existing Use(s):

Cleared site awaiting redevelopment.

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:

MC1 – Important Open Land in Main Centres and Main Centre Outer Areas

MC2 – Housing in Main Centres and Main Centre Outer Areas

GP1 – Landscape Character and Open Land

GP3 – Areas of Biodiversity Importance

GP4 – Conservation Areas

GP5 – Protected Buildings

GP7 – Archaeological Remains

GP8 – Design

GP9 – Sustainable Development

GP11 – Affordable Housing

GP17 – Public Safety and Hazardous Development

GP18 – Public Realm and Public Art

IP6 – Transport Infrastructure and Support Facilities

IP7 – Private and Communal Car Parking

IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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 considered in the assessment of this application.

Permission was previously granted under application reference FULL/2025/0874 to erect a 6-storey and 3-storey building containing 65 Affordable flats and 4 Affordable dwellinghouses and associated works. The current proposal is to vary these previously approved works to create an additional one-bedroom Affordable flat at pavement level to the west of the site.

The potential for this additional unit of Affordable housing has come about because of the technical design of the building substructure which has generated a sizable void below the previously approved three-storey western courtyard block.

The proposed additional flat has a floor area of approximately 37 sqm and access to a small private enclosed courtyard garden with convenient access to the external pedestrian access, cycle and waste stores.

The proposed additional unit is acceptable under the housing policies of the IDP and would have no adverse effect on the character or amenity of the area, character or appearance of the Conservation Area or on the setting of any Protected Building. There would be no adverse effect on the amenity of any neighbouring property or on traffic, highway safety or accessibility.

It is recommended that approval be granted as a variation to the previous approval reference FULL/2025/0874 and subject to the same conditions which will continue to apply unless specifically discharged.

Recommendation:

Grant with Conditions



Date: 05/01/2026

