

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 boatyard (Use Class 22) to include light industrial use (Use Class 24) and erect outbuilding/boatyard building and associated works.

LOCATION: Les Amarreurs Boatyard, Cotes Des Amarreurs, Vale.

APPLICANT: Mr J Piprell

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: 15/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7906-01 B1, B2, B3, B4, B5, B6, B7

Application Ref: FULL/2026/0033

Property Ref: C01046A000

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 site to which this permission relates shall be used for the storage (Use Class 22) and maintenance (Light industrial Use Class 24) of no more than 30 boats, and for no other purpose whatsoever, including any other activity normally falling within Storage/Distribution Use Class 22 or Light Industrial Use Class 24 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

5. The landscaping scheme shall be fully completed, in accordance with the approved landscaping plan (as shown on drawing reference 7906-01 B7) in the first planting season following the first occupation of or completion (whichever is the sooner) of the building hereby approved, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

6. There shall be no clearance or removal of any existing scrub vegetation, hedging or trees within or bordering the site including any planting that forms part of the landscaping scheme hereby approved without the express prior written consent of the Authority.

Reason - To ensure that the site remains effectively screened by vegetation in public

views in the interests of protecting the visual amenity of the area.

7. For the avoidance of any doubt, the first floor staff facilities permitted as part of this application shall be used as an integral part of and incidental to the principal use of the building and at no point shall be used independently to the main use of the building/site.

Reason - To make sure that the scheme takes the form agreed by the Authority and thus results in a satisfactory form of development.

8. Notwithstanding the details shown on the approved plan, the roof of the building hereby approved shall be finished in a natural slate material and timber wall finishes shall be dark stained externally within two months of their erection.

Reason - To secure the satisfactory appearance of the completed development and to ensure that the development assimilates into its surroundings.

9. The Solar PV panels shall not be installed until a written specification for their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be first used until the Solar PV panels have been installed and made operational in accordance with these approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

Expiry Date: This permission will cease to have effect on 14/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

As referred to in the Office of Environmental Health and Pollution Regulation consultation response enclosed, during both the development stage and operational use of the site you as the applicant must familiarise yourself with the Environmental Pollution (Water Pollution) Ordinance, 2022 and ensure measures are taken to ensure water pollution does not occur or a risk of water pollution is not presented.

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/2026/0033
Property Ref: C01046A000
Valid date: 14/01/2026
Location: Les Amarreurs Boatyard Cotes Des Amarreurs Vale Guernsey GY3 5SP
Proposal: Change of use of boatyard (Use Class 22) to include light industrial use (Use Class 24) and erect outbuilding/boatyard building and associated works.
Applicant: Mr J Piprell

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 site to which this permission relates shall be used for the storage (Use Class 22) and maintenance (Light industrial Use Class 24) of no more than 30 boats, and

for no other purpose whatsoever, including any other activity normally falling within Storage/Distribution Use Class 22 or Light Industrial Use Class 24 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

5. The landscaping scheme shall be fully completed, in accordance with the approved landscaping plan (as shown on drawing reference 7906-01 B7) in the first planting season following the first occupation of or completion (whichever is the sooner) of the building hereby approved, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

6. There shall be no clearance or removal of any existing scrub vegetation, hedging or trees within or bordering the site including any planting that forms part of the landscaping scheme hereby approved without the express prior written consent of the Authority.

Reason - To ensure that the site remains effectively screened by vegetation in public views in the interests of protecting the visual amenity of the area.

7. For the avoidance of any doubt, the first floor staff facilities permitted as part of this application shall be used as an integral part of and incidental to the principal use of the building and at no point shall be used independently to the main use of the building/site.

Reason - To make sure that the scheme takes the form agreed by the Authority and thus results in a satisfactory form of development.

8. Notwithstanding the details shown on the approved plan, the roof of the building hereby approved shall be finished in a natural slate material and timber wall finishes shall be dark stained externally within two months of their erection.

Reason - To secure the satisfactory appearance of the completed development and to ensure that the development assimilates into its surroundings.

9. The Solar PV panels shall not be installed until a written specification for their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be first used until the Solar PV panels have

been installed and made operational in accordance with these approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

INFORMATIVES

As referred to in the Office of Environmental Health and Pollution Regulation consultation response enclosed, during both the development stage and operational use of the site you as the applicant must familiarise yourself with the Environmental Pollution (Water Pollution) Ordinance, 2022 and ensure measures are taken to ensure water pollution does not occur or a risk of water pollution is not presented.

OFFICER'S REPORT

Site Description:

The application site is situated to the east and accessed off Cotes des Amarreurs. Surrounding the site the area comprises residential properties to the north and south, a quarry to the east and the foreshore and coast to the west on the opposite side of the road.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

CLU/2020/1729	Regularise use of land to storage/distribution use class 22 and industrial use class 24 for storage and maintenance of boats.	Withdrawn 13/01/2022
FULL/2014/0798	Change of use of land to a boat storage yard (retrospective).	Granted 21/08/2015

The proposed building has been the subject of pre-application discussions.

Existing Use(s):

Industrial – Storage and distribution (Use Class 22)

Brief Description of Development:

Planning permission is sought to change the use of the existing boat yard to include light industrial use (Use Class 24) to allow for the maintenance of boats and to erect an outbuilding/boat yard building and associated works.

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

Island Development Plan Policies:

OC3: Offices, Industry and Storage and Distribution Outside of the Centres;

GP1: Landscape Character and Open Land;

GP8: Design;

GP9: Sustainable Development

IP6: Transport Infrastructure and Support Facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

Two letters of representation were received objecting to the development proposed. The grounds for objection are summarised as follows:

Use

- Changing the use from use class 22 to 24 would constitute a dangerous escalation of potential industrial use in a rural area where the only access is via a Route Tranquille;
- The change of use will allow for 'any industrial process' on the land;
- The proposal will represent an inappropriate and irreversible escalation of industrial use;
- The site could be used for something more concentrated or diverse rather than the boat yard activities now proposed;
- There are suitable dry storage locations elsewhere in areas more suited;
- Why would a canopy not be suitable;

Impact on surrounding area and neighbours

- No sightlines have been provided from neighbouring properties or indeed from across the bay;
- The application is incapable of being fairly determined on visual grounds;
- It is hard to believe that all of the noise and disturbance will be contained within the building;
- Cleaning off antifouling for example is a dirty and messy process with toxic run off from such operations;
- The application provides no detailed methodology, mitigation strategy, or verification to demonstrate how toxic dust, debris and run-off would be captured, treated or disposed of safely;
- Unresolved quarry back-fill mixed waste and potential contamination;
 - o The site a former disused quarry has been back filled with mixed waste material. The absence of any documentary evidence confirming the nature of infill represents a serious omission;
 - o Until a full investigation is undertaken the Authority cannot reasonably discharge its duty to protect human health, environmental integrity or neighbouring land;

Impact on highways

- Boats up to 30 feet will be processed through the area, the access is hardly practical for this and it will be dangerous to all other road users and pedestrians;
- The route to the site is via a Route Tranquille which is inappropriate.

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 28th March 2026 stated the following:

"I have reviewed the proposed plans for a "change of use of boatyard (Use Class 22) to include light industrial use (Use Class 24) and erect outbuilding/boatyard building and associated works" at Amarreurs which were received by email on 16th and I do not wish to raise any objections to the proposals.

However, during both the development stage and operational use of the site please may the applicant familiarise themselves with the Environmental Pollution (Water Pollution) Ordinance, 2022 and ensure measures are taken to ensure water pollution does not occur or a risk of water pollution is not presented.

I would be grateful if these issues are considered during the determination of this application."

Summary of Issues:

- Principle of the proposed use and building;
- Impact on landscape character and visual appearance of the surrounding area;
- Impact on neighbouring properties;
- Highways and access issues

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

The site was first used for the storage of boats between 2006 and 2009. Retrospective planning permission was granted on 21st August 2015 to change the use of this site to a boat storage yard (ref: FULL/2014/0798), which was subject to four conditions. Condition 1 was a standard condition that applies to all permissions; condition 2 allowed for the infrequent light maintenance of no more than 30 boats

and restricted the use of the site to storage and distribution use only; condition 3 ensured that the permission and the site only be used by the applicant to which the permission related at that time and condition 4 removed any rights to clear or remove any existing scrub vegetation, hedging or trees within or bordering the site without the express prior written consent of the Authority.

Since the grant of the original planning permission, the applicant/owner of the site at that time has deceased and following the sale of the site, the Authority by letter dated 13th January 2022 agreed to omit condition 3 from the approval to allow for the site to be used by a third party for the approved use to which planning permission was originally granted.

On this basis the proposal relates to the extension, alteration and redevelopment of an existing industrial and storage premises.

Policy OC3 supports proposals to extend, alter or redevelop existing industrial and storage premises provided that specific criteria are met related to the scale and form of the development and its impact on the character and amenity of the surrounding area and uses; road safety and traffic management implications; ensuring the most effective and efficient use of land; and the inclusion of soft landscaping.

Paragraph 17.1.1 of the Island Development Plan acknowledges that there are existing industrial, storage and distribution uses located Outside of the Centres that have developed over time and may pre-date any strategic approach to land use planning. These include small scale industries such as builders' yards and workshops.

In addition to the requirements of Policy OC3, Policy GP1 supports development that respects the relevant landscape character type within which it is set and does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area concerned. Policy GP8 requires inter alia that new development will be supported where it is demonstrated that it has been designed to a good standard of architectural design, respects the character of the local built environment and considers the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

Representations have been received regarding (amongst other grounds) the need for a building of this size, the impact of the proposal on the character and visual appearance of the surrounding area and on the amenities of neighbouring residential properties.

As part of the application a supporting statement has been submitted which confirms that a building of this size and height is required to accommodate the boats whilst maintenance work is undertaken. To fully assess its impact on the visual character and appearance of the surrounding area, the application was deferred to seek the erection of scaffolding poles to clearly show the highest points of the building on the site. A further site visit was undertaken, which confirmed that the

roof of the building would be visible in part from Cotes Des Amarreurs to the west. However, this would be viewed at a distance, and the applicant has agreed to substitute the roofing material to a natural slate material to better blend into the surroundings. The applicant has also submitted a detailed landscaping plan (the implementation of which can be controlled by condition) which once fully established will further screen the development from the surrounding area and from the neighbouring properties to the east.

The proposal is well designed, is of an appropriate scale to make the most effective and efficient use of the site and uses materials that would complement the character and appearance of the surrounding area. On this basis and provided that condition 4 of the original permission to remove the rights to clear or remove any existing scrub vegetation, hedging or trees within or bordering the site without the express prior written consent of the Authority is included on any permission, it is considered that any harm to the character of the area would not be so substantial to warrant the refusal of planning permission.

Concerns have also been raised by the representors that the redevelopment of the site to allow for industrial activities in addition to storage and distribution would impact on the amenities of neighbours and could allow for it to be used for any other industrial purpose in the future. However, on the basis of the equipment proposed to be used (a detailed breakdown has been provided) and the nature and scale of the business, the industrial activity falls within Light Industrial Use Class 24, which by definition is an acceptable use within residential areas. Furthermore, as part of the application the Office of Environmental Health and Pollution Regulation (OEHPR) was consulted and raised no objection to the proposal. It is recommended that a condition is included on the permission for the use of the site to be restricted solely to the storage and maintenance of a boats and for no other industrial purpose. With regard to the concerns raised by representors regarding potential pollutants from the proposal, OEHPR asked that the applicant familiarise themselves with the Environmental Pollution (Water Pollution) Ordinance, 2022 and ensure measures are taken to ensure water pollution does not occur or a risk of water pollution is not presented. This can be included as an informative on any permission. Subject to the suggested condition and informative any harm on the amenities of nearby residential properties would not be so substantial to warrant the refusal of permission.

Confirmation has also been provided to demonstrate that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. Furthermore the plans show that solar panels will be installed on the roof of the building (south and west elevations) subject to specialists later detail. It is recommended that a condition is included on any permission to ensure that further details are provided and the solar panels installed prior to the first occupation or completion of the development. Subject to the recommended condition, the proposal complies with Policy GP9 of the IDP.

Although it is claimed by the representors that Cotes Des Amarreurs is unsuitable for the proposed industrial use, at present there is no restrictions on the size of boats that can access the site, and it would be unreasonable and unjustifiable to stipulate such controls on this application. Furthermore, Cotes Des Amarreurs as set out in the Traffic Engineering Guidelines for Guernsey, is classified as a Neighbourhood and Country Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood and Country Roads, and that the proposal will use the existing access unaltered a more relaxed regime of traffic management is permissible. In this case, the proposal is unlikely to result in any significant road safety or traffic management concerns and complies with Policies IP6 and IP9 in this respect.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would have no adverse impact on protected trees, buildings or sites and for the reasons contained within this report it is recommended that planning permission is granted.

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

Date: 14/04/2026

