

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 food trailer and signage.

LOCATION: Pedestrian Access Adjacent to North Beach, North Access, North Beach, St. Peter Port.

APPLICANT: Meli-Melo Event Catering

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: 23/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 1:500 scaled block plan, letter stamped received 10/02/2026, photograph stamped received 09/07/2026

Application Ref: FULL/2026/0173

Property Ref: A411192A00

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 Authority shall be notified on the day on which the trailer hereby permitted has been first used/brought into use and the permission hereby granted shall cease and the trailer hereby approved shall be removed from the site in its entirety within 12 months of the date specified.

Reason- The permission is granted for a limited period of one year only due to the nature of the proposal and in order to clearly define the permission. Installing a trailer on a permanent basis in this position could cause harm to the Conservation Area by virtue of its design.

5. The development hereby approved shall only be open to the public between the following hours: Monday to Sunday 7:30hrs to 15:00hrs, extended to include 17:00hrs to 21:00hrs on Fridays and Saturdays. No customers shall use the premises outside of these hours.

Reason - To prevent harm or nuisance to the amenity of the surrounding area.

Expiry Date: This permission will cease to have effect on 22/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please contact the States Office of Environmental Health and Pollution Regulation (OEHPR) with regard to any water supply to the trailer. OEHPR can be contacted on 01481 221161.

No permission is hereby granted for the use of any tables or chairs associated with the trailer. Should any such facilities be required then these shall be first agreed in writing by the Authority.

For the avoidance of any doubt, only those advertisements shown on the approved drawings shall be displayed at the site.

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/2026/0173
Property Ref: A411192A00
Valid date: 10/02/2026
Location: Pedestrian Access Adjacent to North Beach North Access
North Beach North Beach St. Peter Port Guernsey
Proposal: Install food trailer and signage.
Applicant: Meli-Melo Event Catering

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 Authority shall be notified on the day on which the trailer hereby permitted has been first used/brought into use and the permission hereby granted shall cease and the trailer hereby approved shall be removed from the site in its entirety within 12 months of the date specified.

Reason- The permission is granted for a limited period of one year only due to the nature of the proposal and in order to clearly define the permission. Installing a trailer on a permanent basis in this position could cause harm to the Conservation Area by virtue of its design.

5. The development hereby approved shall only be open to the public between the following hours: Monday to Sunday 7:30hrs to 15:00hrs, extended to include 17:00hrs to 21:00hrs on Fridays and Saturdays. No customers shall use the premises outside of these hours.

Reason - To prevent harm or nuisance to the amenity of the surrounding area.

INFORMATIVES

Please contact the States Office of Environmental Health and Pollution Regulation (OEHPR) with regard to any water supply to the trailer. OEHPR can be contacted on 01481 221161.

No permission is hereby granted for the use of any tables or chairs associated with the trailer. Should any such facilities be required then these shall be first agreed in writing by the Authority.

For the avoidance of any doubt, only those advertisements shown on the approved drawings shall be displayed at the site.

OFFICER'S REPORT

Site Description:

The application site comprises part of the public realm and footpath located between North Beach Car Park and the harbour serving the QEII Marina to the north. The site currently accommodates an existing food trailer, which was granted temporary planning permission for 12 months under application reference FULL/2026/0443. That permission was recently renewed for a further 12-month period. The remainder of the site is currently unused and is bounded to the south and west by an existing granite wall.

Surrounding the site the area comprises the public realm space/footpath and pétanque courts to the northwest, the QEII Marina to the north, North Beach Car Park to the south and St Julians Avenue Roundabout to the west.

The site is situated within a Main Centre Inner Area, St Peter Port Conservation Area, and Harbour Action Area as designated in the Island Development Plan (IDP).

Relevant History:

FULL/2026/0878	Retain food trailer for a further temporary period.	Granted 16/07/2026
FULL/2025/0443	Install food trailer and tables.	Granted 13/06/2025

Existing Use(s):

Food trailer
Public area/footpath

Brief Description of Development:

Planning permission is sought to place a food trailer on the land the subject of this application.

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

Island Development Plan

- MC6: Retail in Main Centres;
- MC10: Harbour Action Area;
- GP4: Conservation Areas;
- GP8: Design

St Peter Port Harbour Action Area Local Planning Brief

Policies 3.1 and 3.3

Representations:

In total three representations have been received objecting to the proposal, two from members of the public and one from a representative of St Peter Port Douzaine. The grounds for objection are summarised as follows:

- Cumulative visual and townscape impact
 - o The proposal would represent an additional semi-permanent food unit in close proximity to the historic town centre;
 - o The Douzaine is concerned about the cumulative impact of the additional trailer on the surrounding area;
- Design, Materials and Visual Character
 - o The materials are utilitarian and are not acceptable in this area;

- The proposal would sit uncomfortably within the established character of the area;
- The trailer is unsightly and is completely out of keeping and character with the surrounding area;
- Precedent and Policy Considerations
 - Approval may give the impression that others will be allowed;
 - A strategic approach to managing these units is required;
- Impact on Town Centre Viability
 - There are plenty of vacant shops within St Peter Port the introduction of temporary structures such as this could affect the use of such shops;
- Servicing and operational considerations, careful consideration should be given to:
 - Visual integration and quality of materials;
 - Storage of furniture when not in use;
 - Waste management and grey water disposal;
 - Hours of operation;
 - Lighting and signage;
 - The duration of any permission granted;
 - A temporary or time-limited consent may be appropriate to allow assessment of cumulative impact.
- Other issues:
 - The adjacent marina has mostly local boat owners and not tourists and there are already sufficient offers available for the small amount of passing trade in the area;
 - The menu on offer is already available within the vicinity;
 - The extra business might cause established local businesses to close down;
 - Further unneeded competition will exacerbate pressure on existing businesses;
 - Any new facilities should be appropriate and placed empathetically.

Consultations:

The Office for Environmental Health and Pollution Regulation comment as follows:

"I have reviewed the proposed plans to install a food trailer and signage at the above site. I do not wish to raise any objections to the proposals.

However, I would urge the applicant to contact the Office of Environmental Health and Pollution Regulation to discuss the water supply to the trailer and provision for dealing with waste water."

Summary of Issues:

- Impact on the character and appearance of the surrounding Conservation Area;
- Impact on neighbouring amenities;
- Impact on highway safety.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy MC6 states that *“Within the Main Centres, new convenience and comparison retail provision will be supported and encouraged. 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.”*

The proposal seeks to create a retail facility and is in principle supported under Policy MC6, subject to complying with all other relevant planning policies.

The site is within a Conservation Area. It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved. This is reflected in Policy GP4 which supports development that conserves, and where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Within Conservation Areas Policy GP8 seeks to ensure that new development achieves a particularly high standard of design whilst making effective and efficient use of land and respecting the character of the local built environment or the open landscape concerned. Development should also consider the amenities of occupiers and surrounding neighbours, provide soft and hard landscaping where this reinforces local character or mitigates the development.

The proposed food trailer will be situated on a slightly raised platform with a granite wall immediately behind (circa 1.6m in height) which will shield the trailer from the North Beach and Port access road immediately behind. The trailer will measure 5.94m in length (which includes the trailer hitch), with the main body of the trailer measuring 4.27m in length by 2.13m in width with a height of 3.0m. The proposal is of a comparable size and scale to the existing trailer currently operating from the site. The applicant has confirmed that the opening hours will be Monday to Sunday 7:30hrs to 15:00hrs with extended opening hours on Friday and Saturday evenings from 17:00hrs to 21:00hrs.

The comments received through the representations have been noted, particularly in relation to the impact of the proposal on the visual character and appearance of the area and concerns that it may set a precedent for similar development.

It is acknowledged that the design and materials of the trailer contrast with the palette of materials found within the surrounding area and that it is likely to be visually prominent within the Conservation Area. The trailer is also positioned in a prominent location adjacent to the main road and pedestrian route from the principal car park. However, Policy GP4 permits both traditional and contemporary design approaches. On balance, the trailer would be located behind an existing wall and would project only approximately one metre above it, meaning it would be largely screened from viewpoints to the south and west.

While the trailer may appear more prominent from the north and from within the harbour area, its limited scale is such that any resulting harm to the character or appearance of the Conservation Area is not considered sufficiently significant to justify the refusal of planning permission. Given the modest scale of the proposal and the degree of screening provided by the existing wall, it is not considered necessary to require a visual impact assessment or heritage assessment in this instance. Notwithstanding this conclusion, a trailer is not a permanent structure and, if left unmaintained, could adversely affect the character and appearance of the Conservation Area. It is therefore recommended that any permission granted be temporary and limited to a period of 12 months (consistent with the adjacent trailer), allowing the use and its impact on the surrounding area to be reviewed and reassessed at that time.

In terms of highway safety, the wall located to the rear of the trailer would provide a suitable physical barrier between the trailer, its customers, and the port and car park access road. With regard to deliveries, the adjacent public car park provides ample space for vehicles to park and unload goods, which can then be transported to the trailer by hand or trolley. No parking or stopping is permitted on the car park/port access road, and any instances of unauthorised parking or obstruction would be a matter for States Highways to address. Having regard to the above, the proposal is not considered to give rise to any adverse impacts on highway safety.

With regard to hygiene, waste water and the general operation of the property, the States Office of Environmental Health and Pollution Regulation (OEHPR) raised no objection, but did request that they be contacted with regards to the supply of water, which can be included as an informative on any permission. In the absence of any objection from OEHPR, there is insufficient evidence to conclude that the proposal would result in unacceptable impacts on the amenities of the surrounding area through matters such as odour, noise disturbance or other environmental health concerns. As such, a refusal of planning permission on these grounds would not be justified.

The proposal complies with the relevant policies of the approved Harbour Action Area as referred to above and therefore complies with policy MC10 of the IDP.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. 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 material considerations; it is therefore recommended that planning permission be granted on a 12 month temporary basis.

Date: 16/07/2026

