

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Variations to previously approved plans to demolish outbuilding/store, erect workshop to east elevation, install solar panels, alterations to cladding to main building and create additional vehicle access to north elevation (revised scheme) - Reduce number of solar panels and install rooflights.

LOCATION: Jacksons, Rue Des Landes, Forest.

APPLICANT: Van Mossel Jacksons

I refer to the application referred to below received as valid on 09/02/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 03/06/2026

Drawing Nos: Lovell Ozanne & Partners Ltd.- U35-10393-S1-07, 15A

Application Ref: FULL/2026/0229

Property Ref: H00208A000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. To reduce the number of solar PV panels on the roof of the approved development from 248 as approved to 12 as proposed would not comply with Policy GP9 a. relating to renewable energy production when having regard to the States approved Electricity Strategy for Guernsey. The scheme to significantly reduce the level of renewable energy production on the site would not represent a good standard of design contrary to Policy GP8 a. and, by extension, Policy LC4(A).

OTHER REMARKS:-**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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0229
Property Ref: H00208A000
Valid date: 09/02/2026
Location: Jacksons Rue Des Landes Forest Guernsey GY8 0DD
Proposal: Variations to previously approved plans to demolish outbuilding/store, erect workshop to east elevation, install solar panels, alterations to cladding to main building and create additional vehicle access to north elevation (revised scheme) - Reduce number of solar panels and install rooflights.
Applicant: Van Mossel Jacksons

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. To reduce the number of solar PV panels on the roof of the approved development from 248 as approved to 12 as proposed would not comply with Policy GP9 a. relating to renewable energy production when having regard to the States approved Electricity Strategy for Guernsey. The scheme to significantly reduce the level of renewable energy production on the site would not represent a good standard of design contrary to Policy GP8 a. and, by extension, Policy LC4(A).

OFFICER'S REPORT

Site Description:

Jacksons Showroom is situated to the north of Rue des Landes between the 'Happy Landings' pub and the airport carpark and terminal building. To the north of the site is an airport access road. An existing commercial style showroom/workshop building exists to the northwest of the site with areas of car parking/show room parking to the south and east. Some existing signs are illuminated (Jacksons name and not vehicle manufacturers).

The site is located in a Local Centre and Airport Consultation Zone as designated in the Island Development Plan. 'Happy Landings' is a Protected Building as are residential properties to the south of Rue des Landes.

Relevant History:

The site has a lengthy planning history, set out more fully as part of the original application to extend the building in 2023.

FULL/2023/1150 - Demolish outbuildings/store. Erect workshop to east elevation, install solar panels, alterations to cladding to main building. Create additional vehicle access to north elevation (Revised Scheme) – granted

Condition 6:

Prior to the commencement of any work in connection therewith details of the design, appearance and projection above the roof plane of the solar panels hereby approved shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the solar panels approved to the roof of the extension hereby approved shall be installed and be made operational prior to the extension being first brought into use.

FULL/2025/0787 - Variation to previously approved plans to demolish outbuilding/store. Erect workshop to east elevation, install solar panels, alterations to cladding to main building. Create additional vehicle access to north elevation (revised scheme) - Reduce extension footprint to north, alter entrances, fenestration and parking area, erect bin enclosure and install signage – granted

FULL/2026/0277 - Demolish existing showroom and erect replacement car showroom with ancillary offices/staff facilities at first floor level – granted

A minor amendment request relating to a reduction in solar panels and changes to rooflights set out that a “value engineering” exercise had been undertaken and the number of solar panels was proposed to be reduced. The submission argued that the panels would be concentrated on the most effective roof planes, optimising orientation and spacing for efficiency whilst avoiding shading, roof obstructions and structural constraints and concluding that overall energy performance would remain proportionate and effective with a meaningful contribution to on-site renewable energy generation provided without unnecessary over provision.

Existing Use(s):

Sui-generis mixed use - comprising a mix of car showroom, workshop and ancillary stores and ancillary offices and facilities.

The sale of motor vehicles is a comparison retail use under planning policy.

The display of motor vehicles outside the showroom is regarded as ancillary to comparison retail.

Other facilities on site include a workshop for the maintenance of vehicles, a parts store and car valeting which are considered industrial and storage uses.

Ground floor areas are currently used for reception and toilets. The first floor provides offices and a canteen which are ancillary to commercial operations on site.

Brief Description of Development:

The application seeks to vary the previously approved scheme to extend the building through the reduction in the number of solar panels proposed and in the introduction of additional rooflights to the development.

The covering letter refers to alterations to entrances and building footprint although no revised floor plans, block layout plan or elevation drawings have been provided. Nor are these proposed alterations referred to on the application form. Changes to these aspects of the approved scheme were assessed as part of a variation application in 2025 and will not be assessed further in connection with this application.

The number of proposed panels has reduced from four arrays across the roof of the existing and approved extension each containing 62 solar panels (total 248) to a total of 12 panels to be located on the roof of the existing buildings. The approved scheme showed 9 long rooflights on the front roofslope of the extension whereas now a total of 52 rooflights in four rows are proposed on the same roof (front and rear roof slopes). The application has not sought to set out the reason for the reduction or how this will impact on how the approved scheme complies with Policy GP9: Sustainable Development.

The application was deferred in order to allow the planning agent the opportunity to explore ways to increase the number of solar panels proposed. At the point of determination no further information had been received.

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

LC4(A): Offices, Industry, Storage and Distribution in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

LC5: Retail in Local Centres

GP5: Protected Building (setting)

GP8: Design

GP9: Sustainable Development

GP17: Public Safety and Hazardous Areas

IP1: Renewable Energy Production

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Annex IX: Public Safety Areas

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation - do not have any concerns or objections.

Summary of Issues:

The key issue in this case is the effect of the reduction in solar panels proposed when considering the aims of Policy GP9: Sustainable Development.

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.

Policy IP1 relates to renewable energy production noting that renewable energy includes energy produced on a commercial basis at a scale at which much of what is produced is used beyond the generation site or making energy to use primarily on the application site (at a much smaller scale). The IDP is there to facilitate the meeting of strategic social, economic and environmental objectives of the States of Guernsey (Strategic Land Use Plan) in relation to enabling the production and supply of energy and a core strategy of which is the wise management of Island resources, the maintenance/enhancement of modern key strategic infrastructure and support for policies which would aid the delivery of renewable energy. There is an aim to reduce dependency on fossil fuels which can be achieved through renewable energy. The SLUP does however acknowledge that there can be significant challenges associated with delivering major infrastructure but with an aim of having a co-ordinated approach to land use so as to make the most of opportunities that arise.

In relation to onshore renewable energy production the focus is on solar photovoltaic energy production (and solar heat) but highlights that solar PV can be accommodated on the roofs of existing and new buildings with the aim of encouraging such means of harnessing such renewable energy but noting the importance of renewable energy being considered and designed into any new developments (as integral building elements/e.g. primary roof coverings).

Policy IP1 expects the renewable energy production to be incorporated into the built form of the proposed development, which is the case here (criterion a.). The other policy criteria are not relevant in this case as this is not a redundant glasshouse site, or within the Agriculture Priority Area nor would it involve development of land that could contribute positively to a wider area of open land. Policy IP1 is therefore met in this case.

The Island Development Plan (IDP), 2016 Policy GP9 relates to sustainable development and encourages the means of harnessing renewable energy. IDP Policy GP9 criterion a) supports proposals for new development where it has been demonstrated that they have been designed to take into account the use of energy and resources (subject to

other criteria). It sets out the expectation that new development (including redevelopment/refurbishment of existing building stock) should demonstrate “the wise use of natural resources, should incorporate appropriate sustainable construction techniques and should mitigate, adapt and become more resilient to climate change”. The policy also draws attention to promoting the prudent use of natural resources, including those that enable the supply of renewable energy (Policy IP1).

In September 2023, the States approved the Electricity Strategy for Guernsey, which identified the Island’s supply of energy will need to include increasing the amount of generation produced locally from renewable sources including more solar PV and offshore renewables where possible. Given the limited land, the strategy expresses a preference for roof mounted PV. The States’ decision directed the Committee for the Environment & Infrastructure, in consultation with the DPA, to explore ways to further facilitate the installation of solar PV arrays as soon as reasonably practicable.

Considering the States’ Electricity Strategy and direction, the DPA’s current position on IDP Policy GP9 is that solar PV is required as part of proposals to demonstrate that the development has been designed to consider the use of energy and resources and contribute to meeting the Island’s appropriate renewable energy pathway and targets with an expectation of the maximum practical provision of roof-mounted solar PV within new commercial developments, of whatever scale. From April 2026 the DPA confirmed that housing and commercial development should maximise provision for renewable energy generation through roof-mounted solar products in accordance with the approved Electricity Strategy.

The reason for the reduction in panels as indicated contributes towards the viability of the scheme. Nonetheless, the provision of such infrastructure as an integral part of a development such as this represents a small proportion of total costs and is far more efficient and cost effective than retrofitting equipment when those buildings are complete and is seen as a cost saving overall, given the targets in the Electricity Strategy. Given the strong drive, via the Electricity Strategy for Guernsey and Policy GP9: Sustainable Development, the scheme, seeking a significant reduction in the number of roof mounted PV, would fail to comply with Policy GP9 of the Island Development Plan because it does not maximise provision for renewable energy generation to accord with the States’ approved Electricity Strategy.

Policy LC4(A) sets out scope for extensions/alterations to existing industrial uses in Local Centres where the scale is appropriate for the Local Centre concerned without undermining the vitality and viability of a Main Centre and where a scheme accords with all other relevant policies. The alterations proposed will not affect the acceptability of the scheme in terms of the Main and Local Centre issues. For reasons set out elsewhere in this report however, the policy would not be met given the failure to comply with Policy GP9.

Policy LC5 highlights the need to maintain a range of commercial premises within a Local Centre as they are important to its viability having regard to retaining a sufficient level of services, facilities and a range of employment. To reduce the number of solar panels thereby enabling the extension to be completed would assist the business to remain

and diversify (EV servicing/MOT bays) thereby supporting employment in the Local Centre in accordance with LC5.

The proposals would not see any alteration to the approved floorspace of the development proposals and LC5 is therefore satisfied in relation to the proposed works.

Policy GP8 relates to design however, this is not only the architectural style of a building but to constructional efficiency and the quality and sustainability of the materials used because the design, layout and orientation of buildings, their form of construction and materials used are important in delivering more sustainable development and reducing energy demand. There is an expectation that this is considered at the earliest stages of the design and development process and although this was considered as part of the 2023 scheme the current application would see a retrograde step with a substantial reduction in the number of PV panels proposed and as such the scheme also fails to comply with Policy GP8 a. design.

Where development is required for renewable energy production the DPA is expected to consider the impact of such development on airport operations. (Policy GP17 and Annex IX). The reduction in the number of solar panels now proposed will mean there is less opportunity for glint and glare to occur when considering the close proximity of the site to the airport in relation to GP17 and Annex IX.

The changes to rooflights would comply with all relevant policies in the IDP.

Taking into account the above however, the scheme to significantly reduce the level of solar PV provision as part of this development fails to comply with Policies LC4(A), GP8 a. and GP9 a. of the Island Development Plan.

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 or sites.

Date: 29/05/2026

