

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: Vary works previously approved to Demolish outbuildings/store, erect workshop to east elevation, install solar panels, alterations to cladding to main building and create additional vehicle access to north elevation - Demolish existing showroom and erect replacement car showroom with ancillary offices/staff facilities at first floor level.

LOCATION: Jacksons Garage, Rue Des Landes, Forest.

APPLICANT: Van Mossel Guernsey Limited

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: 13/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - U35-10393-S1-07A, 10D, 11D, 12B & 13C.

Application Ref: FULL/2026/0277

Property Ref: H00208A000

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. Prior to the commencement of any work in connection therewith details of all new external lighting shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed lighting. This condition is imposed to make sure that external lighting does not generate hazards or nuisance to the local environment with particular regard to the location of the site in close proximity to the Airport, within a Public Safety Area.

5. Within four weeks of the new access being formed, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - In the interests of visual amenity.

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 to be installed on the extension 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 shall be installed and be made operational prior to the extension being first brought into use.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed in the interests of visual amenity and sustainable development (Policy GP9).

Expiry Date: This permission will cease to have effect on 12/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission does not relate to the display of any sign or advertisement. A separate permission will be needed for any such display.

Should any plans develop that would result in a change in use/s or to the balance of uses on the site please contact the Planning Service in the first instance in order to establish whether planning permission is required for the changes proposed.

There is reference within the Waste Management Plan on the proposals to deal with hazardous waste should this be required. This refers to several options that would need to be explored further in consultation with the Office of Environmental Health and Pollution Regulation should this ever be necessary to consider. There may be legal considerations that would be required to be made and these can have complex application processes involved.

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/2026/0277
Property Ref: H00208A000
Valid date: 18/02/2026
Location: Jacksons Garage Rue Des Landes Forest Guernsey GY8 0DD
Proposal: Vary works previously approved to Demolish outbuildings/store, erect workshop to east elevation, install solar panels, alterations to cladding to main building and create additional vehicle access to north elevation - Demolish existing showroom and erect replacement car showroom with ancillary offices/staff facilities at first floor level.
Applicant: Van Mossel Guernsey Limited

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. Prior to the commencement of any work in connection therewith details of all new external lighting shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed lighting. This condition is imposed to make sure that external lighting does not generate hazards or nuisance to the local environment with particular regard to the location of the site in close proximity to the Airport, within a Public Safety Area.

5. Within four weeks of the new access being formed, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - In the interests of visual amenity.

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 to be installed on the extension 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 shall be installed and be made operational prior to the extension being first brought into use.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed in the interests of visual amenity and sustainable development (Policy GP9).

INFORMATIVES

This permission does not relate to the display of any sign or advertisement. A separate permission will be needed for any such display.

Should any plans develop that would result in a change in use/s or to the balance of uses on the site please contact the Planning Service in the first instance in order to establish whether planning permission is required for the changes proposed.

There is reference within the Waste Management Plan on the proposals to deal with hazardous waste should this be required. This refers to several options that would need to be explored further in consultation with the Office of Environmental Health and Pollution Regulation should this ever be necessary to consider. There may be legal considerations that would be required to be made and these can have complex application processes involved.

OFFICER'S REPORT

Brief Description of the site:

Jacksons Showroom is situated to the north of Rue des Landes between the 'Happy Landings' pub and the airport car park 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/showroom parking to the south and east. Some existing signs are illuminated (Jacksons name and not vehicle manufacturers).

The site is 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:

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

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/ 0229 - 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 - Pending

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.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable
accords with policy	☒	no material neighbour impact
within curtilage	☒	traffic not affected
design acceptable	☒	

☒
☒
☒

Policies considered most relevant:

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

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Annex IX: Public Safety Areas

Consultation:

The Office of Environmental Health and Pollution Regulation (OEHPR)

I have reviewed the proposed plans for the demolition of the existing showroom and subsequent replacement which were received by email on 20th February 2026 and there are a number of issues of concern that I must raise.

There is reference to mechanical ventilation and heat recovery systems. To ensure that there is no adverse impact on noise sensitive receptors in the area I would recommend that the following condition is attached to the consent:

- Prior to the installation of any fixed plant and machinery details of the proposed plant and machinery must be submitted to and agreed by the Authority. It should be demonstrated that the fixed plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

There are limited details of lighting associated with the development. To ensure that lighting does not adversely impact sensitive properties I would recommend that the following condition is attached to the consent:

- No development shall take place until details of external lighting have been submitted to and approved in writing by the Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by Authority.

In addition to the above I also have concerns in relation to potentially contaminated land. I am concerned about the potential contaminants arising from the current and historic uses of the site. In addition, there are also concerns regarding PFAS in this area due to the proximity of the airport and current PFAS bunds, PFAS must be considered within any reports submitted in relation to potentially contaminated land.

To ensure that these concerns are addressed I would recommend that the following condition is attached to the consent:

Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Informatives/Advice Notes

With reference to condition XX a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

There is reference within the Waste Management Plan on the proposals to deal with hazardous waste should this be required. This refers to several options that would need to be explored further in consultation with the Office of Environmental Health and Pollution Regulation should this ever be necessary to consider. There may be legal considerations that would be required to be made and these can have complex application processes involved.

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

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.

Conclusion/Brief comment:

The application seeks to vary the previously approved plans by demolishing and rebuilding the existing showroom, whilst retaining the existing floor slabs. The application confirms that the size, footprint and elevational treatment of the building will be unchanged from the existing and approved situations. A waste management plan and sustainability statement have been submitted with the application.

The proposals will not involve any alteration to the floorspace of the development and Policy LC5 is therefore satisfied in relation to the proposed works. The alterations represent a standard of design that respects the local built environment, would not adversely affect the setting of the Protected Building adjoining the site or any other in the vicinity and will not impact on the amenities of any surrounding

occupiers (Policies GP5 and GP8). Adequate information is provided to secure compliance with Policy GP9: Sustainable Development and there would be no impact on access or parking provision because of the currently proposed work (Policies IP7 and IP8).

Para. 19.18.2. of the IDP highlights the need to carefully consider development proposals that could affect the safe and effective operation of the airport. The Annex states *“Development will generally be supported in this area where proposals accord with all the relevant policies of the Island Development Plan, however additional controls or constraints on new development may be applied in this area to ensure the safe and effective operation of the airport is not adversely affected”*. Given that the size and height of the building will not change, there would be no direct effect on Airport operations, although as with the previously approved proposals, consideration should be given to the potential impact of use of cranes during construction and to external lighting which can be managed by condition.

The Office of Environmental Health and Pollution Regulation (OEHPR) has provided detailed comments on the application as set out in full above. No advice was received from OEHPR in relation to the previously approved applications for the site. It is concluded in this case that, having regard to the location of the development close to the Airport and some distance from the nearest residential property, the absence of any existing similar controls and that the existing floor slabs will be retained, the conditions recommended by OEHPR concerning noise and potential land contamination are unnecessary in this instance. External lighting will however be controlled as mentioned above.

Previous conditions regarding finishing of the new access and details of solar panels should be re-imposed, and previous informatives reiterated along with the comment from OEHPR concerning potential treatment of hazardous waste. Given the *sui generis* use of the site it remains reasonable to make clear that retail sales at the site should remain ancillary to the industrial use and that any change to the uses or balance of uses on the site may require planning permission.

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.

Recommendation:

Grant with Conditions



Date: 13/03/2026

