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 traffic mirror to north-west boundary (retrospective).

LOCATION: Greg Forino Flooring Ltd, Les Frieteaux, St. Martin.

APPLICANT: Mr C Tracy

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: 04/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Site Plan & photograph with dimensions of the mirror shown (all date stamped received 3rd March 2026)

Application Ref: FULL/2026/0306

Property Ref: J005720000

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 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.

Expiry Date: This permission will cease to have effect on 03/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0306
Property Ref:	J005720000
Valid date:	03/03/2026
Location:	Greg Forino Flooring Ltd Les Frieteaux St. Martin Guernsey GY4 6XA
Proposal:	Install traffic mirror to north-west boundary (retrospective).
Applicant:	Mr C Tracy

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 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.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The application site comprises a detached single storey retail building situated on Les Frieteaux at its junction with Les Oberlands, Ville Au Roi and Ruettes Brayes. Surrounding the site the area comprises residential properties to the north, south and west with a petrol filling station to the east and the Medical Specialist Group surgery to the southeast.

The site is situated within a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2026/0442	Erect covered canopy to alfresco area to north elevation	Granted 01/05/2026
FULL/2025/0885	Variation to previously approved plans for Change of use of section of retail area to coffee shop (Use Class 11) and associated works - Change of use of part of the shop to form an extension to the cafe business, rescind condition 5, omit balustrade, raise and alter north (roadside) wall and installation of kitchen extraction equipment.	Granted 13/08/2025
FULL/2025/0374	Variation to condition 7 of application FULL/2024/1017 - To amend opening hours of coffee shop to Mondays - Fridays 7:30am - 5:00pm, and Saturdays, Sundays and Bank Holidays 8:00am - 4:00pm.	Granted 04/04/2025
FULL/2024/1584	Variation of previously approved plans for area of coffee shop (FULL/2024/1017) - Vary condition 7 to amend opening hours to include Sunday (8am - 12pm) and Bank Holidays (8am - 3pm).	Granted 24/10/2024
FULL/2024/1017	Change of use of section of retail area to coffee shop (Use Class 11), alteration to fenestration and install decking and balustrade to north elevation and erect bin store to west (rear) elevation.	Granted 07/08/2024

Existing Use(s):

Retail

Brief Description of Development:

Retrospective planning permission is sought to install a traffic mirror with red and white edging on a wooden pole situated on land to the west (rear) of the main building.

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

MC7: Retail in Main Centres Outer Areas;
GP1: Landscape Character and Open Land;
GP8: Design;
IP9: Highway Safety, Accessibility and Capacity

Representations:

One letter of representation has been received objecting to the application the grounds for objection are summarised as follows:

- The mirror is located close to where our cars are parked and he never spoke to us or the owner of the site before erecting the mirror;
- Although the application states that the mirror was recently erected this is incorrect it was erected circa 8 months prior to the application;
- Les Oberlands is a busy road and buses/large vehicles frequently have to reverse to pass each other and the mirror has already been hit and damaged on a number of occasions;
- Glass and broken bits of plastic from the mirror are a danger to road users and could damage the parked cars;
- The constant damage to the mirror shows that it is not installed in a safe place.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are the impact on the character and appearance of the surrounding area and the impact of the mirror on road 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 IP9: Highway Safety, Accessibility and Capacity is generally supportive of developments to improve the safety of the highway provided that: wherever possible, they do not result in adverse impacts on the special interest or character or appearance of a Conservation Area, protected building or protected monument, or elsewhere, wherever possible, on the landscape character or distinctive natural or built features that contribute positively to the character of the wider area.

Policy GP1 sets out that development will be supported where it respects the relevant landscape character type within which it is set, where development 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, and takes advantage where practicable of opportunities to improve visual and physical access to open and undeveloped land.

Policy GP8 requires proposals for new development to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

When considered alongside the range of traffic-related signage and paraphernalia commonly found along highways, the site's urban context, and the presence of a hedge screening the mirror from the east, the proposed mirror would not result in any significant adverse impact on the character and appearance of the surrounding area.

The traffic mirror has been installed to improve visibility when exiting the property, *Belvoir House*. Although a mirror is already in place at the site's access, its effectiveness is limited by the embankment and the bend in the road, which currently restrict views. The proposed mirror would enhance visibility of approaching traffic. While traffic mirrors are not appropriate in every circumstance—given their potential to produce distorted images and be affected by glare—in this case, the mirror would provide views that would otherwise be unachievable. As such, the mirror would contribute to improved highway safety.

The comments received by the representor noting that the mirror has been damaged on a number of occasions, and the potential risk of consequential damage to parked vehicles and pedestrians, are acknowledged. However, the mirror is positioned set back from the carriageway, and the potential for damage to parked cars if the mirror were to be struck is not a material planning consideration and therefore cannot be taken into account in the assessment of this application.

The comments received regarding land ownership are noted. The applicant has confirmed on the application form that consent of the owner has been sought. The grant of planning permission does not override or prejudice any legal rights or constraints which exist in relation to the application site. It is recommended that an informative is included on any permission to advise the applicant of this.

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.

On the above basis, the proposal is considered to be acceptable under the relevant policies of the Island Development Plan and it is recommended that planning permission be granted.

Date: 03/06/2026