

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 ground floor to Funeral Parlour/Business and install signage to north-west elevation.

LOCATION: Jamaica Hall, Le Bouet, St. Peter Port.

APPLICANT: Serenity Funeral Services

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: 29/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Steve De Vial & Co. Ltd: 2026-893-1 & Block Layout Plan (date stamped received 30/04/26); Signage designs

Application Ref: FULL/2026/0678

Property Ref: A106900000

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.

Expiry Date: This permission will cease to have effect on 28/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Notwithstanding the details shown on the approved plan, permission is hereby granted solely for a change of use of the ground floor of the building only and no permission is granted to change the use of the remaining first floor and this would require the submission of a separate application which would be assessed based on the individual merits of the case. In addition, no standalone office accommodation is approved by this consent.

For the avoidance of any doubt, the applicant is advised that no consent is granted for the installation of any mechanical ventilation/refrigeration units. Should any external units be required to be installed details will need to be provided under a separate application. Any new mechanical fixed plant and equipment will be required to operate at a noise level 5 dB(A) below the existing LA90 background level.

For the avoidance of doubt, the signage to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2026/0678
Property Ref: A106900000
Valid date: 06/05/2026
Location: Jamaica Hall Le Bouet St. Peter Port Guernsey
Proposal: Change of use of ground floor to Funeral Parlour/Business and install signage to north-west elevation.
Applicant: Serenity Funeral Services

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.

INFORMATIVES

Notwithstanding the details shown on the approved plan, permission is hereby granted solely for a change of use of the ground floor of the building only and no

permission is granted to change the use of the remaining first floor and this would require the submission of a separate application which would be assessed based on the individual merits of the case. In addition, no standalone office accommodation is approved by this consent.

For the avoidance of any doubt, the applicant is advised that no consent is granted for the installation of any mechanical ventilation/refrigeration units. Should any external units be required to be installed details will need to be provided under a separate application. Any new mechanical fixed plant and equipment will be required to operate at a noise level 5 dB(A) below the existing LA90 background level.

For the avoidance of doubt, the signage to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Site Description:

The site is located within the Main Centre Outer Area, and within a Conservation Area. The building is also a pre-1900 building and is within a Flood Risk Area. The very eastern edge of the site is located within a Flood Risk Area, but the building itself lies outside of the risk area.

The site is located to the south of Le Bouet with a small area of parking to the front of the building, Le Bouillon Lane runs along the side of the site to the southwest. Residential development lies to the south-west of the hall, on the opposite side of Bouillon Lane, and to the north, on the opposite side of Le Bouet. The Jamaica Inn abuts the site to the east, with associated garden and parking wrapping around to the south-east.

Relevant History:

None relevant.

Existing Use(s):

24 Light Industrial with part Sui Generis at first floor

Brief Description of Development:

The proposal is for the change of use of the existing hall to use as a funeral parlour/business. The proposal also includes new signage to the north-west elevation of the building.

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

MC4(B) - Office Development in Main Centre Outer Areas

MC5(B) - Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas- outside of the Key Industrial Areas and Key Industrial Expansion Areas

MC7- Retail in Main Centre Outer Areas

GP4- Conservation Areas

GP8- Design

GP9- Sustainable Development

Representations:

Nine letters of representation have been received from local residents. The main issues of these have been summarised below:

- Unsuitable site, cannot comply with Health Building Note regulations due to the constrained urban location.
- Body reception entrance opens onto Bouillion Lane which is a narrow public lane, with a lack of a service yard, covered loading area, or screening which is contrary to HBN guidance on discreet handling and privacy.
- Narrow width lane and funeral vehicles are likely to be larger, manoeuvring would be difficult and conflict with other road users.
- Limited on-site parking, no disabled parking provision, additional traffic will increase parking issues and congestion. A Traffic Impact Assessment should be required.
- Incompatible use with surrounding area- quiet/sensitive use adjacent to a lively pub.
- Impact on amenity of neighbouring occupiers and users- noise from nearby pub affecting visitors to the funeral parlour. Inappropriate mix of uses.
- Concern regarding the handling and transfer of deceased persons and associated clinical/hazardous waste which is unsuitable in residential area.
- Health impacts- from toxic fumes and odours as a result of the proposed use. Emotional impact of proposed use on local residents.
- No requirement for additional funeral services on the island.
- Flood risk and potential for waste water from the parlour to result in pollution.
- A more discreet site should be considered.
- Inappropriate behaviour of applicant.

Consultations:

The Office of Environmental Health and Pollution Regulation have provided the following comments:

I have reviewed the proposed plans for the change of use of the ground floor of the above premises to a funeral parlour which were received by email on 7th May 2026, apologies for the delay in responding. Whilst the current information that has been

submitted does not give rise to any concerns I would like to provide the following comments:

Air handling equipment

There is reference in the application documents to the incorporation of mechanical ventilation and refrigeration units. Should any external units be required to be installed I assume that the details will be provided under a separate application. Please ensure that this office is further consulted if this is the case. The applicant may wish to be aware that we would require any new mechanical fixed plant and equipment to operate at a noise level 5 dB(A) below the existing LA90 background level.

Odour

Reference is made to embalming operations within the application and as such (and linked to the above comment) it is highly likely that mechanical ventilation will be necessary to extract odours from the building. Should a future application for the installation of a mechanical extraction system be submitted an odour risk assessment would be expected to demonstrate that the proposed odour control measures would be sufficient.

To summarise I have no objection to the proposed change of use, however I anticipate that a further application is likely to be made to ensure that the facility can operate appropriately.

The Health and Safety Executive were also consulted and provided the following feedback:

The Guernsey Energy gas mixing plant in St Peter Port is classified as a hazardous installation and therefore meets the criteria for consultation with the HSE. Although it is not a bulk storage site and does not have a Development Proximity Zone (DPZ), the proposed development lies within the Inner Zone.

- 1. Given the proximity of the development to a hazardous installation it falls within the consultation requirements of the Health and Safety Executive.*
- 2. Given that there is no bulk storage on site it follows that there is no DPZ(see above). Therefore, planning applications at this distance from the processing plant are treated as a "Development in Inner Zone"*
- 3. The Level of Sensitivity is Level 1 - Limited staff on site (less than 100) and transient visitors.*

*Therefore, the HSE guidance is "**Don't Advise Against**" development*

I can confirm, having reviewed the relevant PADHI guidance, that the HSE's primary consideration relates to number and vulnerability of occupants exposed to a potential major accident at the gas processing plant. It is unlikely that the chemicals stored on site at the funeral home (embalming chemicals and disinfectants) will materially affect the Health and Safety Executive's land-use planning advice.

Summary of Issues:

The main issues include the principle of development, the impact of the proposal on neighbouring amenity and the character of the Conservation Area, and the impact on highway safety and traffic management.

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).**

The existing use of the building is light industrial, with half of the first floor used for a sui generis (charity) use, separate to the ground floor, which is accessed using a shared access. There are no changes proposed to the existing first floor access, and it will remain through the shared side entrance. There is no change of use proposed to the first floor of the building.

The proposed use of the building as a funeral parlour would represent a sui generis use, incorporating elements of retail, office, and storage uses, which means several policies apply when considering the principle of the development.

Policy MC5(C) supports the change of use away from storage and distribution uses to other uses, or for redevelopment for alternative uses where the alternative use contributes positively to the vitality and viability of the relevant Main Centre, and in this instance, as the site is located along the inter-harbour route the proposal must also demonstrate that the existing property is no longer required for its authorised use, no longer meets user requirements due to its age and condition and is not capable of being upgraded to meet modern standards and it can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months.

Although close to the inter-harbour route, the site is not situated on it, in any case it is understood from the agent for the application that the site has been actively marketed for 4 years without success. The proposed use will contribute to the vitality and viability of the Main Centre Outer Area, providing an essential local service, and for the above reasons the loss of the industrial floorspace is supported. It is considered therefore that the proposal complies with Policy MC5(c) of the IDP.

Policy MC4(B) does not support the creation of new office space in the Main Centre Outer Area, except in the Office Expansion Area at Admiral Park, however, the plans show that the proposal is for a very small, ancillary section of the building for office use. Given the Main Centre Outer Area location of the property, where new office development is precluded, it is recommended that should planning be granted an informative is included to ensure that the applicant is aware that the permission does not authorise any standalone office accommodation.

There may be some elements of retail incorporated into the sui generis use, and this would be considered under Policy MC7 which does not expressly support comparison retail, however given the sui generis use proposed, and the ancillary nature of the retail provision, the proposal is not for a standalone retail outlet and is acceptable in relation to this policy.

The impact of the proposal on the neighbouring dwellings:

The building is situated close to a public house and surrounding neighbouring properties within a Main Centre Outer Area. The proposed use is not considered to result in any additional noise and disturbance than the existing light industrial use. The use of Boullion Lane for the loading/unloading of bodies is acceptable as it is a highway for public use, there is a width restriction which the applicants will be aware of. Should this road be blocked by users, this would be a matter for the Police.

The lack of a screen/canopy for this entrance has been raised as an issue by local residents, resulting in a lack of privacy, however the narrow width of Boullion Lane naturally restricts views from Le Bouet as would the vehicle parked adjacent to the side doors. The perceived lack of screening/discretion for the families, is not a material planning consideration which could warrant the refusal of the application.

The concerns raised regarding the health implications of such a use and chemical storage in a residential area have been assessed by Environmental Health and the Health and Safety Executive who have raised no concerns regarding the proposal. As the building lies outside the flood risk area, there is not considered to be a significant risk of flooding or pollution occurring as a result.

The location adjacent to the public house is a known factor which will presumably have formed a consideration of the applicant in selecting this location and it is a matter for the applicant to determine whether this is likely to have any impacts on their business.

Visual Impact and the Impact on the Conservation Area:

The Authority has a duty under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 to pay "special attention to the desirability of preserving and enhancing the character and appearance" of Conservation Areas.

This duty is encapsulated in Policy GP4: Conservation Areas of the IDP which states that *"proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area."*

Policy GP8 of the Island Development Plan states a number of criteria that new development will be expected to adhere to in order to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

Only one relatively small (2.4m by 0.8m) sign is proposed to the frontage of the building, replacing the existing sign. Two design options have been presented, both of which are acceptable. The sign is non-illuminated and appropriate in scale for the location and setting and will not negatively impact the visual character or appearance of the surrounding area.

Other matters:

Car parking is provided to the front of the building and the site is situated within a sustainable location close to public transport links and car parks and it is considered therefore that the proposal would not cause a detriment to highway safety or traffic management.

Objections have been received raising concerns regarding the applicant's alleged behaviour and conduct in a personal and professional capacity. These matters relate to the character of the applicant rather than the use of the land and are not material planning considerations. As such, they have not been afforded weight in the determination of this application.

The proposal does not include details of refrigeration units/extraction, and this has been raised by Environmental Health. This was flagged to the Agent during the application process and an informative has been applied to note this.

Conclusion:

In summary, the proposal relates to a mixed, sui generis use and this is not considered to conflict with the aims of the IDP. The impact on neighbours is acceptable, and the proposed signage will not harm the appearance of the Conservation Area.

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.

Date: 25/06/2026

