

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: Demolish existing buildings and erect 3 blocks forming 20 storage and distribution units (Use Class 22), including change of use of agricultural land (460m²), installation of hardstanding and associated works (revised scheme).

LOCATION: Domarie Vineries, Oatlands Lane, St. Sampson.

APPLICANT: Green Trees Ltd

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: 28/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7428-04 B1 Rev C, B2 Rev D, B3 Rev C, B4 Rev A;
Justification Report; Appendix B - Planting Proposals

Application Ref: FULL/2026/0704

Property Ref: B010310000+B01032A000

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 installation, full details of the solar and acoustic panels shall be submitted to and approved in writing by the Authority. No part of any unit hereby approved shall be occupied or brought into use until the associated panels have been installed, and the solar panels made operational, in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

5. No part of the development hereby approved shall be occupied or brought into use until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

6. No part of the development hereby approved shall be occupied or brought into use until the alterations to the north access, as shown on Drawing No 7428-04-B4A, have been completed in materials and a method of construction which match the remainder of the roadside wall.

Reason - To secure the satisfactory appearance of the completed development and secure road safety enhancements.

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of

the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

8. The landscaping scheme shall be fully completed, in accordance with the details set out in Appendix B - Landscaping Details and shown on Drawing No 7428-04-B1C, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to provide biodiversity enhancements.

9. The buildings hereby approved shall be clad in accordance with the specification set out on P5 & 6 of the Justification Report (7428-04).

Reason - To secure the satisfactory appearance of the completed development.

10. The buildings hereby approved shall be used only for storage and distribution purposes, falling within Use Class 22 b), c), d) or e) of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

11. The storage and distribution use, and any ancillary activities, shall be limited to the south-east part of the site. The land to the north of the extended access track hereby approved and to the west of the overspill parking area (numbered 4 on the submitted Drawing No 7428-04-B1/C) is agricultural land, falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used for any other purpose.

Reason - To define the permission for the avoidance of doubt.

12. No storage of any description, including the storage of vehicles, shall take place outside of the buildings hereby approved.

Reason - To make sure that the site does not fall into an untidy condition, to the detriment of the character of the area, or give rise to additional neighbour impacts.

13. No industrial activity whatsoever shall be undertaken at the site.

Reason - To protect the amenity of nearby residents.

14. Each unit hereby approved shall be used by a separate operator and shall not be subdivided, amalgamated or used in conjunction with any other unit on the site at any time.

Reason - To control the number of units at the site in the interests of highway safety and neighbour amenity, and to ensure that the use of the site remains for small scale business.

15. The existing Toilet and Canteen blocks (numbered 7 on Drawing No 7428-04-B1/C) shall be used for purposes ancillary to the uses hereby approved only, and shall not be used to provide separate accommodation for independent operators.

Reason - To ensure that appropriate support facilities are provided for the uses hereby approved and that the number of units on the site does not exceed that approved.

16. The maximum size of vehicle permitted on the site will have a maximum wheel base of 3.35m and a maximum gross vehicle weight of 3500kg unless otherwise agreed in writing by the Authority.

Reason - To limit the size of vehicles in the interests of road safety.

17. The south site access shall be used to provide secondary access only and the existing lockable gates to that access shall be retained in perpetuity.

Reason - To minimise the number of points of access, in the interests of highway safety.

18. No vehicular movements to or from the site, or any working on, delivery, removal or movement of goods, equipment or materials stored on the site shall be carried out other than between 0800 hours and 1800 hours on Mondays to Fridays, and 0800 hours and 1330 hours on Saturdays, and there shall be no use of the site at any time on Sundays, Bank or Public Holidays.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 27/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this permission does not confer any consent for the installation of any external plant or machinery. Any such installation may require a separate application for planning permission.

For information, any crushing proposed on site would need to be subject to a separate licence from the Office for Environmental Health and Pollution Regulation.

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/2026/0704
Property Ref: B010310000+B01032A000
Valid date: 28/04/2026
Location: Domarie Vineries Oatlands Lane St. Sampson Guernsey
Proposal: Demolish existing buildings and erect 3 blocks forming 20 storage and distribution units (Use Class 22), including change of use of agricultural land (460m²), installation of hardstanding and associated works (revised scheme).
Applicant: Green Trees Ltd

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 installation, full details of the solar and acoustic panels shall be submitted to and approved in writing by the Authority. No part of any unit hereby approved

shall be occupied or brought into use until the associated panels have been installed, and the solar panels made operational, in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

5. No part of the development hereby approved shall be occupied or brought into use until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

6. No part of the development hereby approved shall be occupied or brought into use until the alterations to the north access, as shown on Drawing No 7428-04-B4A, have been completed in materials and a method of construction which match the remainder of the roadside wall.

Reason - To secure the satisfactory appearance of the completed development and secure road safety enhancements.

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

8. The landscaping scheme shall be fully completed, in accordance with the details set out in Appendix B - Landscaping Details and shown on Drawing No 7428-04-B1C, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to provide biodiversity enhancements.

9. The buildings hereby approved shall be clad in accordance with the specification set out on P5 & 6 of the Justification Report (7428-04).

Reason - To secure the satisfactory appearance of the completed development.

10. The buildings hereby approved shall be used only for storage and distribution purposes, falling within Use Class 22 b), c), d) or e) of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

11. The storage and distribution use, and any ancillary activities, shall be limited to the south-east part of the site. The land to the north of the extended access track hereby approved and to the west of the overspill parking area (numbered 4 on the submitted Drawing No 7428-04-B1/C) is agricultural land, falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used for any other purpose.

Reason - To define the permission for the avoidance of doubt.

12. No storage of any description, including the storage of vehicles, shall take place outside of the buildings hereby approved.

Reason - To make sure that the site does not fall into an untidy condition, to the detriment of the character of the area, or give rise to additional neighbour impacts.

13. No industrial activity whatsoever shall be undertaken at the site.

Reason - To protect the amenity of nearby residents.

14. Each unit hereby approved shall be used by a separate operator and shall not be subdivided, amalgamated or used in conjunction with any other unit on the site at any time.

Reason - To control the number of units at the site in the interests of highway safety and neighbour amenity, and to ensure that the use of the site remains for small scale business.

15. The existing Toilet and Canteen blocks (numbered 7 on Drawing No 7428-04-B1/C) shall be used for purposes ancillary to the uses hereby approved only, and shall not be used to provide separate accommodation for independent operators.

Reason - To ensure that appropriate support facilities are provided for the uses hereby approved and that the number of units on the site does not exceed that approved.

16. The maximum size of vehicle permitted on the site will have a maximum wheel base of 3.35m and a maximum gross vehicle weight of 3500kg unless otherwise agreed in writing by the Authority.

Reason - To limit the size of vehicles in the interests of road safety.

17. The south site access shall be used to provide secondary access only and the existing lockable gates to that access shall be retained in perpetuity.

Reason - To minimise the number of points of access, in the interests of highway safety.

18. No vehicular movements to or from the site, or any working on, delivery, removal or movement of goods, equipment or materials stored on the site shall be carried out other than between 0800 hours and 1800 hours on Mondays to Fridays, and 0800 hours and 1330 hours on Saturdays, and there shall be no use of the site at any time on Sundays, Bank or Public Holidays.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

INFORMATIVES

For the avoidance of doubt, this permission does not confer any consent for the installation of any external plant or machinery. Any such installation may require a separate application for planning permission.

For information, any crushing proposed on site would need to be subject to a separate licence from the Office for Environmental Health and Pollution Regulation.

OFFICER'S REPORT

Site Description:

The application site comprises a 12 vergee former glasshouse site set on the north-east side of Oatlands Lane. Following consent for change of use of the south-east section of the site for storage use in 2017, the former glasshouse structures on the north and south-west parts of the site have been cleared and a new access driveway

has been formed to access the approved storage area. A planted bank has been formed along the south-west edge of that storage area.

The site wraps around a residential property known as Avondale to the west to border Oatlands Lane on either side of that property. To the north-west and south-east ends of the roadside boundary the property borders two further residential properties, known as Southview and Arroutresse. Along the north boundary, the remainder of the south boundary and part of the east boundary the site borders agricultural land. For the remainder of the east boundary the site abuts another horticultural site.

The site is located Outside of the Centres in the Island Development Plan, and immediately to the south of an Agriculture Priority Area.

Relevant History:

FULL/2025/1066 - Demolish existing buildings and erect 3 blocks forming 20 storage and distribution units (Use Class 22), including change of use of agricultural land (460m²), installation of hardstanding and associated works; Variation of condition 24 of FULL/2017/0995 to extend the operating hours of the site to 0700-1900 Monday to Friday – Refused 01/04/2026.

FULL/2017/0995 - Change of use of horticultural buildings, glasshouse and land to southeast of site to form 16 storage units and 2 open yards. Undertake landscaping. (Revised scheme). Approved subject to the following conditions:

Condition No	Approved condition:	Status:
4	Phasing timetable for site clearance (timeframe varied under FULL/2019/2623)	Approved 05/08/21
5	Method statement for site clearance (timeframe varied under FULL/2019/2623)	Approved 05/08/21 Amended 27/11/25 to enable limited areas of hardsurfacing/footings to north and south of site to be retained.
6	Timetable for alterations to the access drive (timeframe varied under FULL/2019/2623)	Approved 05/08/21
7	Details of means of closure of the southern access (timeframe varied under FULL/2019/2623)	Discharged 10/12/21 Amended 27/11/25 – Implemented in accordance with amended details.
8	Acoustic fencing for open yard associated with Building B16 (timeframe varied under FULL/2019/2623)	Related to specific part of development – Not implemented.

9	Acoustic fencing for yard labelled G4	Related to specific part of development – Not implemented.
10	Landscaping scheme (timeframe varied under FULL/2019/2623)	Discharged 02/11/21
11	Implementation of landscaping scheme	Discharged.
12	Details of any works to the streams along the south-west and north boundaries of the site, or the area of open water in the north-east corner of the site (timeframe varied under FULL/2019/2623)	Discharged 10/12/21
13	Details of any replacement cladding or vinyl	Related to specific part of development – Not implemented
14	Contaminated land condition	Discharged 11/06/2025
15	<i>The buildings and yards hereby approved shall only be used by the operators named on Page 16 of the Supporting Document prepared by CMA Architects and submitted 16/07/19. Notwithstanding the provisions of the Use Classes Ordinance, details of any other operator to operate from the premises shall be submitted to and approved in writing by the Authority prior to any occupation by those occupiers.</i>	<i>Ongoing</i>
16	<i>Each building and the associated open yards hereby approved shall be used by a separate operator and shall not be amalgamated or used in conjunction with any other building on the site at any time.</i>	<i>Ongoing</i>
17	<i>Buildings B1 (Toilet block) and B7 (Canteen block) shall be used for purposes ancillary to the uses hereby approved only, and shall not be used to provide separate accommodation for independent operators.</i>	<i>Ongoing</i>
18	The structures referred to as B4, B5 & B6 shall not be used for the purposes hereby approved until those structures have been relocated to the positions specified on the approved plan. The structures shall be relocated in accordance with the phasing timetable to be agreed under Condition 4,	Varied 27/11/25 to enable B4 to be retained in situ for 1 additional year. B5 & B6 have been relocated as approved.

	or those structures shall be entirely removed from the site.	
19	<i>No industrial activity whatsoever, including the cutting or working of stone, shall be undertaken at the site.</i>	<i>Ongoing</i>
20	<i>No storage of any description shall take place outside of the buildings or designated open yards hereby approved.</i>	<i>Ongoing</i>
21	<i>Goods, equipment or materials stored within the open yards shall not be stacked or deposited to a height exceeding 3 metres at any time unless otherwise agreed beforehand in writing by the Authority.</i>	<i>Ongoing</i>
22	<i>The maximum size of vehicle permitted on the site will have a maximum wheel base of 3.35m and a maximum gross vehicle weight of 3500kg unless otherwise agreed in writing by the Authority.</i>	<i>Ongoing</i>
23	<i>Any parking of vehicles on the site shall be only in association with the approved businesses and in the designated parking spaces.</i>	<i>Ongoing</i>
24	<i>No use of the site, including any working on, delivery, removal or movement of goods, equipment or materials stored on the site shall be carried out other than between 0800 hours and 1800 hours on Mondays to Fridays, and 0800 hours and 1330 hours on Saturdays, and there shall be no working on Sundays or Public Holidays.</i>	<i>Ongoing</i>

The approved scheme has been implemented in accordance with the approved plans and conditions and the use of the south-east part of the site for storage uses is established. Due to the nature of the surrounding road network and the proximity of residential properties, that use is strictly controlled by planning condition, in particular: -

- The units can only be used by approved operators;
- That there be no amalgamation of units;
- That there be no industrial activity at the site;

- That there shall be no outside storage, beyond that approved within the open yards;
- That the height of any storage within the open yards is limited;
- The maximum size of vehicle permitted on site has a maximum wheel base of 3.35m and a maximum gross vehicle weight of 3500kg;
- Parking be only in association with the approved businesses and in the designated parking spaces;
- Hours of operation be limited to between 0800 hours and 1800 hours Mondays to Fridays, and 0800 hours and 1330 hours on Saturdays.

Existing Use(s):

South-east of site: Storage units and open yards

Remainder of the site: Agricultural land

Brief Description of Development:

This is an application for a revised scheme to demolish existing buildings and erect 3 blocks forming 20 storage and distribution units (Use Class 22), including change of use of agricultural land (460m²), installation of hardstanding and associated works, following refusal of the previous application FULL/2025/1066 on 01/04/2026.

That previous application was refused for the following reasons: -

- 1. The scale and form of the proposed development does not respect the character of the surrounding area and the proposal would not therefore comply with Policy OC3i) (Offices, Industry and Storage and Distribution Outside of the Centres) or GP8a) or c) (Design).*
- 2. The extension of operating hours at the site would have an adverse effect and detract from the amenities of existing surrounding uses, and the proposal would not therefore comply with Policy OC3i) (Offices, Industry and Storage and Distribution Outside of the Centres), GP8d) (Design) or GP9 b) (Sustainable Development).*

In relation to the first refusal reason, the current application confirms that the proposed buildings are designed to maximise the efficiency and use of land, by providing units which are appropriate for a range of small-scale storage and distribution uses at the lower-value end of the market. A justification report submitted in support of the application explains that the internal eaves height of 4.6m is vital in ensuring the viability of the units for functional reasons as set out in that report. The external eaves and ridge heights have been minimised, with the ridge of 5.2m being consistent with the tallest ridge height of existing structures on the site. In addition, the proposed plans have been amended as follows: -

- Introduction of native hedge planting along the northern edge of the proposed storage area to mark the boundary;

- Space introduced between pairs of bays, without loss of green space/landscaping, to break up the massing of the buildings and improve fire safety and maintenance;
- Colours of units carefully selected and varied to reduce the visual massing of the development;
- Additional notes added in relation to landscaping, use of the retained areas of hardstanding and environmental checks prior to demolition.
- During the course of consideration of the application, solar panels have been added to the roofs of the buildings.

In respect of previous refusal reason two, the current application does not propose any extension of the previously approved operating hours.

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

OC3 Offices, Industry and Storage & Distribution Outside of the Centres
 OC5(B) Agriculture Outside of the Centres – outside of the Agriculture Priority Areas
 GP1 Landscape character and open land
 GP8 Design
 GP9 Sustainable Development
 GP15 Creation and extension of curtilage
 IP7 Private and communal car parking
 IP9 Highway safety, accessibility and capacity

Strategy for Nature Supplementary Planning Guidance

Representations:

None.

Previous representations received in relation to application FULL/2025/1066 were fully considered in the determination of that application and were summarised and addressed in the planning report.

Consultations:

The Office for Environmental Health and Pollution Regulation

I have reviewed the proposed plans for the above referenced application which were received by email on 30th April 2026 and there are a number of issues of concern that I must raise to protect the amenity of nearby residential properties. I request the following condition is attached should the application be approved:

- No vehicular movements to or from the site, or any working on, delivery, removal or movement of goods, equipment or materials stored on the site, shall be carried out other than between 08:00 and 18:00 hours on Mondays to Fridays, and 08:00 and 13:30 hours on Saturdays, and there shall be no use of the site at any time on Sundays, Bank or Public Holidays. (This mirrors the stated times of operation in the application).

I note that there is no proposed external lighting scheme on the submitted application. This department would expect to be consulted on any plans to install external lighting within the site should the owners seek to do so at a later date.

Furthermore, I am pleased to see the commitment to using acoustic insulation within all the units to reduce the noise impact on neighbouring dwellings.

Traffic and Highway Services

I've read through the revised application for this proposal and I believe the only minor changes that require comment from THS are:

- 1) The applicant reverting to the previously approved hours of operation.
- 2) The removal of a small section of wall to the south-east of the access (as previously suggested by THS) in order to improve the swept path in relation to the adjacent cycle path.

On that basis, THS would support this proposal.

Traffic and Highway Services (previously on FULL/2025/1066)

I refer to the application received on 21st July 2025 by Green Trees Limited for the above request.

This application follows previous submissions by Mr & Mrs B. Slattery:

- **FULL/2017/0995** (April 2017)
- **FULL/2019/2623** (December 2019)

These followed an Open Planning Meeting where permission was granted for the change of use of horticultural buildings and surrounding land to form 16 storage units and 2 open yards, subject to conditions.

As the design and scope of the current proposal are largely consistent with the previous applications from both a road safety and traffic management perspective, THS refers to its previous commentary under FULL/2017/0995 as the basis for this response but will add the following additional comments:

THS notes that although the number of storage units has increased, the overall area has been reduced. Each unit is now standardised to 150 m², catering to smaller businesses. The previously proposed larger units of up to 1,000 m² are no longer included. Additionally, the open storage yards from earlier applications have been omitted in favour of the smaller, enclosed units. This change would further support previous THS comments in relation to limitations on the type of vehicle permitted on the site (condition 17), i.e. predominantly the use of cars and vans which smaller units would support.

Previous permissions required that the site be accessed solely via the northern access, with the southern access closed off using a lockable gate to mitigate road

safety and neighbourhood amenity concerns. In the current application, there is an indication in the proposed plans that the existing gate within the southern access is being retained but there is no confirmation in supporting statement that this requirement will be upheld. In fact, the plans show tall shrubs positioned at the southern access, which would severely restrict sightlines for oncoming traffic. THS would expect that the southern access be closed with a lockable gate, in line with Condition 7 of FULL/2025/0995, to address road safety and traffic management concerns.

THS previously suggested widening the northern access or incorporating a bellmouth to improve egress, in particular the swept path of vehicles in relation to the adjacent cycle path. These options were deemed unfeasible due to shared ownership of the wall to the south-east. However, during a recent site visit, THS observed that the wall has been damaged by a vehicle. This presents a potential opportunity for the applicant to negotiate with the co-owner to incorporate access improvements as part of the remedial works.

The supporting statement from Collas Crill requests an extension of operating hours from 08:00–18:00 (Monday to Friday) to 07:00–19:00 (Monday to Friday). THS does not oppose this request, as the proposed increase is modest and would be expected to have minimal impact on traffic management in and around the site.

In conclusion, THS would support this application providing the conditions previously noted in FULL/2017/0995 are met.

Summary of Issues:

Whether the current, revised application satisfactorily overcomes the previous reasons for refusal of application FULL/2025/1066.

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).**

As noted earlier in this report, previous application FULL/2025/1066 was refused for two reasons, these relating respectively to the impact of the scale and form of the proposed development on the character of the area, and the impact of the proposed extension of operating hours on the amenities of existing surrounding uses.

The current application seeks to address these reasons for refusal.

Firstly, reasoned justification has been provided regarding the functional requirement for the eaves height proposed, and it is noted that ridge heights have

been minimised and are consistent with the existing tallest ridge height. Secondly, several amendments and additions have been made to the proposals, most notably the incorporation of space between pairs of unit bays and careful consideration and variation of cladding colours to assist in reducing the apparent visual mass of the proposed development. Additional landscaping and confirmation of landscaping details have also been included, along with other clarifications and the proposed installation of solar panels on the roofs of the buildings.

In relation to the second reason for refusal, the previous proposal to extend operating hours has been omitted and no extension of the approved operating hours is now proposed.

Considered on its merits and in the round, taking account of all relevant matters including the consultation responses set out above and the conclusions of the previous planning report on application FULL/2025/1066 which addressed matters including the authorised use of the site, the principle of the development and traffic and highways considerations, it is concluded that the current application has satisfactorily overcome the previous reasons for refusal and that the proposed scheme is now acceptable within the terms of the Planning Law and the relevant policies of the Island Development Plan, and subject to the conditions highlighted in the report accompanying the previous refusal.

Accordingly, it is recommended that planning permission is granted, subject to conditions.

Date: 28/05/2026

