

**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 from storage and distribution (use class 22) to general industrial (use class 25). Install ventilation equipment, erect flue and install oil tank to east boundary.

**LOCATION:** Laker Warehouse, Lowlands Industrial Estate, La Route Du Braye, Vale.

**APPLICANT:** Mr J Sarre

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:** 05/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Tailored Planning solutions - ARC:26:15/03A, 04 & Oil Tank Details

**Application Ref:** FULL/2026/0741

**Property Ref:** C00792C000

**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 installation or operation of any extraction, ventilation or air handling equipment associated with the hereby approved use, a scheme shall be submitted to and approved in writing by the Authority to demonstrate that noise associated with that equipment or any plant and machinery will 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 any low frequency tones. Rating Levels and background noise levels shall be determined in accordance with BS4142:2014.

The approved extraction, ventilation and air handling equipment, plant and machinery shall be installed in accordance with the approved scheme and shall thereafter be operated 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 any low frequency tones, as determined in accordance with BS4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents and users.

5. Except for emergency vehicle recoveries and customer drop-offs or collections, no vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08:00 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

6. Except for emergency vehicle recoveries and customer drop-offs or collections, no deliveries shall be received at or despatched from the site outside the hours of 0800

and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and there shall be no deliveries or despatches at any time on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

7. No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Authority.

Reason - To protect the reasonable amenities of neighbouring residents and users.

8.No industrial activity shall take place outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

9.Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.

Reason - To protect the reasonable amenities of neighbouring residents and users.

**Expiry Date: This permission will cease to have effect on 04/08/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

With regards to the weight of organic solvents that are likely to be used in a 12 month period by the site, if this is more than 2 tonnes a licence will be required and issued under the Environmental Pollution (Air Pollution) Ordinance, 2019 and Environmental Pollution (Guernsey) Law, 2004.

It is recommended that consideration is given as to whether the oil tank is compliant with Schedule 2 Part 1 of the Environmental Pollution (Water Pollution) Ordinance, 2022.

**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](http://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](mailto: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/2026/0741  
**Property Ref:** C00792C000  
**Valid date:** 19/05/2026  
**Location:** Laker Warehouse Lowlands Industrial Estate La Route Du  
Braye La Route Du Braye Vale Guernsey GY3 5XJ  
**Proposal:** Change of use from storage and distribution (use class 22) to  
general industrial (use class 25). Install ventilation equipment,  
erect flue and install oil tank to east boundary.  
**Applicant:** Mr J Sarre

**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 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 installation or operation of any extraction, ventilation or air handling equipment associated with the hereby approved use, a scheme shall be submitted to and approved in writing by the Authority to demonstrate that noise associated with that equipment or any plant and machinery will 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 any low frequency tones. Rating Levels and background noise levels shall be determined in accordance with BS4142:2014.

The approved extraction, ventilation and air handling equipment, plant and machinery shall be installed in accordance with the approved scheme and shall thereafter be operated 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 any low frequency tones, as determined in accordance with BS4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents and users.

5. Except for emergency vehicle recoveries and customer drop-offs or collections, no vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08:00 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

6. Except for emergency vehicle recoveries and customer drop-offs or collections, no deliveries shall be received at or despatched from the site outside the hours of 0800 and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and there shall be no deliveries or despatches at any time on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

7. No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Authority.

Reason - To protect the reasonable amenities of neighbouring residents and users.

8. No industrial activity shall take place outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays, Bank or Public Holidays.

Reason - To protect the reasonable amenities of neighbouring residents and users.

9. Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.

Reason - To protect the reasonable amenities of neighbouring residents and users.

## **INFORMATIVES**

With regards to the weight of organic solvents that are likely to be used in a 12 month period by the site, if this is more than 2 tonnes a licence will be required and issued under the Environmental Pollution (Air Pollution) Ordinance, 2019 and Environmental Pollution (Guernsey) Law, 2004.

It is recommended that consideration is given as to whether the oil tank is compliant with Schedule 2 Part 1 of the Environmental Pollution (Water Pollution) Ordinance, 2022.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

Planning permission is requested for the change of use from storage and distribution (use class 22) to general industrial (use class 25), including installation of ventilation equipment, erection of flue and installation of oil tank to east boundary.

The application site is comprised of a detached two storey commercial building sited within the Lowlands Industrial Estate. The site is located within the Main Centre as designated in the Island Development Plan.

### **Relevant History:**

FULL/2020/1431- Change of Use from General Retail (use class 10) to Storage and Distribution (use class 22).

### **Existing Use(s):**

22 General storage/distribution

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| ✓ |
| ✓ |
| ✓ |

**Policies considered most relevant:**

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  
GP8: Design  
GP9: Sustainable Development  
IP7: Private and Communal car parking  
IP9: Highway Safety, Accessibility and Capacity

**Consultations:**

The Office of Environmental Health and Pollution Regulation, 02/07/2026

"I have reviewed the proposed plans for the Change of use from storage and distribution (use class 22) to general industrial (use class 25). Install ventilation equipment, erect flue and install oil tank to east boundary which were received by email on 22<sup>nd</sup> May 2026 and there are a number of issues of concern that I must raise.

I note the application cover details that vehicle movements and activities can be managed through planning conditions and section 4.10 details they can be limited to normal working hours and section 4.20 details that other business in the area have comparable conditions. I would have concerns for noise nuisance caused by the vehicle movements and activity and thus I believe its appropriate to apply the below conditions.

**Restrict loading/unloading**

- No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of 08:00 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.
- No deliveries shall be received at or despatched from the site outside the hours of 0800 and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and there shall be no deliveries or despatches at any time on Sundays or public holidays.

I have concerns for the potential of noise nuisance cause by the industrial activity itself on the site. Section 4.13 details that that the main operational activities will take place within the building, and 4.14 suggests the restriction of operation hours and control of external activities. As such, I believe the below conditions should be applied to any permission granted.

#### Control of outside activity

- No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Authority.

#### Industrial activity

- No industrial activity shall take place outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays. There shall be no working on Sundays or public holidays.

#### Windows

- Industrial plant and machinery shall be operated in the building only while all doors and windows remain closed.

I understand that ventilation systems are proposed for the development in section 4.5, and that section 4.6 details that the *“technical specifications are not required at this stage, any installation will be designed and operated in accordance with the requisite health, safety and environmental standards”* I also see that that the ventilation is detailed on the Plans 03 Revision A Ground Floor. At present, there is insufficient information to be able to comment on this aspect of the application. To be able to make comments please can the applicant provide clarity on the dB decibels of the proposed operational extraction and air handling equipment.

To be able to comment on the environmental standards please can the applicant provide information concerning the weight of organic solvents that likely to be used in a 12 month period by the site. If this is more than 2 tonnes a licence will be required and issued under the Environmental Pollution (Air Pollution) Ordinance, 2019 and Environmental Pollution (Guernsey) Law, 2004.

I note an oil tank is to be installed for the application, the applicant should consider it is compliant with Schedule 2 Part 1 of the Environmental Pollution (Water Pollution) Ordinance, 2022”.

#### The Office of Environmental Health and Pollution Regulation, 29/07/2026

“I think the proposed condition [relating to noise emissions associated with proposed plant and machinery] would be achievable and as such I’d be happy to proceed on this basis”.

**Conclusion/Brief comment:**

The application seeks permission for the change of use from Storage and Distribution use class 22 to General Industrial use class 25 as an auto repair centre. The proposed change of use from storage and distribution to industrial uses is supported by Policy MC5C where they would not have an unacceptable adverse impact on surrounding uses.

Current parking provision for the site would remain unchanged, remaining to the front (west) side of the building for visitors and staff and to the south side for some staff and the distribution vehicles, it is considered the level of parking is satisfactory (IP7). Given that all spaces are contained within the footprint of the site and are existing there would also be no impact on highway safety, accessibility and capacity (IP9).

In relation to any potential impacts on the amenity of neighbouring properties and the surrounding area, the Office of Environmental Health and Pollution Regulation raised concerns about the potential for noise nuisance caused by the vehicle movements and activity, and by the industrial activity itself on the site. To address these concerns a series of conditions were recommended, as set out above. In addition, further information was requested regarding the ventilation systems and the proposed extraction and air handling equipment.

The application was deferred to provide the applicant with an opportunity to address and comment on the recommendations of The Office of Environmental Health and Pollution Regulation. In response, and in light of the ongoing lease negotiations, the agent proposes a condition requiring a detailed acoustic assessment prior to the installation of any extraction, ventilation or air handling equipment. In addition, it is advised that the nature of the proposed motor vehicle repair use results in at times damaged vehicles being recovered and delivered to the premises outside of normal business hours following road traffic collisions, and that customers occasionally deliver or collect vehicles outside of standard operating hours. The agent requests that the suggested conditions are adjusted to reflect this.

The Office of Environmental Health and Pollution Regulation have subsequently agreed to a condition requiring a detailed acoustic assessment prior to the installation of any extraction, ventilation or air handling equipment. With regards to the proposed vehicle movements, given the location of the site within the Lowlands Industrial Estate and the remaining other uses within this area, the delivery or collection of vehicles by customers and the infrequent delivery of damaged vehicles outside of normal business hours is unlikely to have a significant adverse effect on the amenities of neighbouring uses and residents. With the inclusion of conditions to limit vehicle movements and to restrict noise from equipment and industrial uses from the site, the proposal is unlikely to have a material additional adverse effect on the amenities of neighbouring uses and residents than that previously experienced.

External alterations include the installation of ventilation equipment and flue along with the installation of an oil tank to the east boundary. Visually, the equipment will be acceptable in the industrial estate setting.

Having assessed the application against the above policies and taking into account the previous last use of the site, the location of the building and the limited works proposed, it is considered that the change of use from storage and distribution to general industrial is acceptable in this instance.

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 taken into account in the assessment of this application.

It is recommended that the application is approved.

**Recommendation:**

Grant with Conditions



**Date:** 04/08/2026