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 windows at ground floor level and brise soliel to 1st floor windows to east elevation of building 1. Infill doors and erect cantilever canopy to south elevation of building 2.

LOCATION: Manor Farm Ltd, Route De La Garenne, Pitronnerie Road, St. Peter Port.

APPLICANT: Manor Farm 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: 05/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6601/A/4h, A/3c, B/3b, B/4f.

Application Ref: FULL/2026/0923

Property Ref: A10074A000

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 04/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, any external plant equipment is likely to 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0923
Property Ref:	A10074A000
Valid date:	27/07/2026
Location:	Manor Farm Ltd Route De La Garenne Pitronnerie Road Pitronnerie Road St. Peter Port Guernsey
Proposal:	Install windows at ground floor level and brise soliel to 1st floor windows to east elevation of building 1. Infill doors and erect cantilever canopy to south elevation of building 2.
Applicant:	Manor Farm Ltd

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.

INFORMATIVES

For the avoidance of doubt, any external plant equipment is likely to require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises two large warehouses within the Pitronnerie Road Industrial Estate and is located within a Main Centre Outer Area and a Key Industrial Area as designated in the Island Development Plan. 'Building 1' is located to the south of the application site, with 'Building 2' located to the north.

The original application proposed to install windows at ground floor level and a brise soliel to 1st floor windows to the east elevation of Building 1, with new fencing proposed to the south-east corner of the building.

The application also seeks to infill doors and erect cantilever canopy to the south elevation of Building 2, and to install new plant equipment at first floor level.

In light of the Office of Environmental Pollution and Regulation's comments, further acoustic information was required in order to assess the potential impact on neighbouring properties.

In the absence of such information being submitted, the agent has omitted the plant equipment from the proposal.

Relevant History:

Reference No	Description	Decision	Date
FULL/2026/0189	Erect canopy, alterations to fenestration to north elevation, erect porch to east elevation of south building (Building 1) and erect canopy and alterations to fenestration to south elevation of north building (Building 2).	Granted	2026
FULL/2015/0283	Replace roof covering to warehouse.	Granted	2015
FULL/2013/1942	Remove existing roof covering and replace with metal sheet roofing.	Granted	2013

Existing Use(s):

Storage and distribution/Industrial.

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

MC5(A): Industry, Storage and Distribution Uses in Main Centres – within the Key Industrial Areas
GP8: Design
GP9: Sustainable development

Consultation:

The Office of Environmental Health and Pollution Regulation:

I have reviewed the proposed plans for the above site which include the installation of plant equipment to the north and east elevations. There is currently insufficient information for me to comment fully on the application.

There are no details included within the application regarding the specific details of the plant equipment proposed, including any acoustic information. At a minimum this department requires the following information:

- *Manufacturers' specifications of the proposed units*
- *Distance to the closest noise sensitive property (this includes domestic gardens)*
- *Evidence that the noise level the proposed plant would operate at would be at least 5 dB(A) below the lowest background noise level at any time (this is generally at night)*
- *Details of any proposed attenuation measures to reduce the level of the plant equipment.*

Once further details are submitted, I would be happy to review the information. Any measurements and assessment shall be made in accordance with British Standard 4142:2014.

Conclusion/Brief comment:

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.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

For the avoidance of doubt, any external plant equipment is likely to require a separate grant of planning permission, either at first floor level as originally proposed, or located within the approved fenced area to the south-east corner of Building 1. An informative to this effect should be added to the decision.

Recommendation:
Grant with Conditions ☑

Date: 03/11/26