

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: Variation to previously approved plans to Erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Block 2 height to remain 2 storey and alterations to fenestration.

LOCATION: Rock Business Centre, La Route Du Braye, Vale.

APPLICANT: RED 5 Limited

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: 30/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne:AA30-10460-S1-02 Rev E, 08 Rev D, 14 Rev C, 15 Rev C, 16 Rev B, 17 Rev A

Application Ref: FULL/2026/0975

Property Ref: C00839A000

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.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/03/2022, issued under planning application reference FULL/2021/2298, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5.Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the units hereby approved the panels shall be installed and 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.

6.Plant and machinery shall be operated inside of the buildings only while all doors and windows remain closed and no industrial activity of any kind shall take place outside of the proposed buildings.

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 29/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2026/0975
Property Ref: C00839A000
Valid date: 16/06/2026
Location: Rock Business Centre La Route Du Braye Vale
Guernsey GY3 5PG
Proposal: Variation to previously approved plans to Erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Block 2 height to remain 2 storey and alterations to fenestration.
Applicant: RED 5 Limited

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/03/2022, issued under planning application reference FULL/2021/2298, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5. Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the units hereby approved the panels shall be installed and 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.

6. Plant and machinery shall be operated inside of the buildings only while all doors and windows remain closed and no industrial activity of any kind shall take place outside of the proposed buildings.

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.

OFFICER'S REPORT

Brief Description of the site:

The application site is located within an urban/built up area within the Vale parish, to the north-west of an area of open land. The site comprises approximately 0.42 hectares (2.6 verges) of former horticultural land situated to the south of La Route du Braye, behind the residential roadside development. Works approved under application reference FULL/2021/2298 and associated variations have been implemented in respect of Blocks 1, 3 & 4.

Surrounding the site, the area comprises industrial units to the south and west, and residential properties to the north and northeast. The land to the east of the site comprises part of the domestic curtilage of the dwellinghouse to the north.

The site is accessed from La Route du Braye to the north of the site, which is a Traffic Priority Route, between existing residential properties.

The site is situated within the Bridge Main Centre Outer Area and the western part is allocated as part of the wider Saltpans Key industrial Area with the eastern part allocated as a Key Industrial Expansion Area as designated in the Island Development Plan. Situated to the north and sharing a boundary with the site is a protected building (Brayehurst).

Relevant History:

FULL/2021/2298 Permission to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage. Approved 24/03/22

FULL/2022/1095 Rescind condition 4 of application number FULL/2021/2298 to erect 18 light industrial units in order to develop the approved scheme as a single phase of work, rather than in two phases. Approved 23/08/22

FULL/2022/1884 Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Raise roof height, alter wall finish and alterations to fenestration to Units 1 & 2; Extend, raise roof height to create first floor level and alterations to fenestration to Units 3 & 4 (additional plans). Approved 26/05/2023

FULL/2023/2465 Variations to works previously approved to erect 18 light industrial units: Alterations to Block 2 to form 3-storey self storage building. Approved 02/07/2024

FULL/2025/1129 Variation to previously approved plans to erect 18 light industrial units with associated parking and landscaping, alterations to vehicle access and erect signage - Install 2no windows at first floor level and alter design of doors at ground floor level to east elevation of Blocks 3 & 4; Omit landscaping and erect fencing to east site boundary; Erect bike shed within parking court (part retrospective). Approved 13/11/2025

Existing Use(s):

Light industrial development

Assessment: *(Tick as appropriate)*

no representation

X

accords with policy

X

within curtilage

X

design acceptable

X

visual amenity acceptable

X

no material neighbour impact

X

traffic not affected

X

Policies considered most relevant:

MC5(A)	Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas
GP5	Protected Buildings
GP8	Design
GP9	Sustainable Development
IP6	Transport Infrastructure and Support Services

IP7 Private and Communal Car Parking
IP9 Highway Safety, Accessibility and Capacity

Braye Road Industrial Estate Development Framework Supplementary Planning Guidance June 2021.

Conclusion/Brief comment:

As initially approved under FULL/2021/2298, Block 2 was to comprise a two storey building forming 5no light industrial units. The building form was subsequently varied under FULL/2022/1884, raising the ridge height, altering the wall finishes and fenestration.

As varied under FULL/2023/2465, Block 2 was to comprise a three storey building to be used for self storage.

The current application reverts Block 2 to a two storey structure which would accommodate 3no light industrial units. The building location, size, form and appearance would remain as previously approved under FULL/2022/1884, with the exception of omission of windows from the east elevation. Solar panels are proposed.

As previously approved there was no restriction on the number of units within each Block, and the units could therefore have been amalgamated to form fewer units without the need for planning permission. The reduction of units proposed under this application would not conflict with policy principles and would be likely to result in a reduced requirement for associated infrastructure, in particular parking, and would therefore reduce any potential impacts associated with the development.

The proposal would remain acceptable in terms of the purpose of the Law, material considerations and relevant policies outlined above.

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.

Recommendation:

Grant with Conditions



Date: 30/07/2026