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: Erect canopy over two existing padel courts to south of site.

LOCATION: Longcamps Industrial Complex, Route Des Long Camps, St. Sampsons.

APPLICANT: The Guernsey Racquet Club 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: 20/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7944-01 B0, B1A , B2 & B3

Application Ref: FULL/2026/0989

Property Ref: B01383A000

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 19/08/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0989
Property Ref:	B01383A000
Valid date:	02/07/2026
Location:	Longcamps Industrial Complex Route Des Long Camps St. Sampsons Guernsey GY2 4UQ
Proposal:	Erect canopy over two existing padel courts to south of site.
Applicant:	The Guernsey Racquet Club Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

OFFICER'S REPORT

Brief Description of the site:

Permission is requested to erect a canopy/cover over 2 existing padel courts.

The application site comprises of 2 existing outdoor padel courts which forms part of the Indoor Tennis Centre site.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

B1383
14/01/2022 – FULL/2021/0800 – Permission granted to replace tennis court with 2 padel courts, install external lighting and change of use of agricultural land to extend access road/overflow parking area.

10/03/2021 – FULL/2021/0157 – Permission granted to erect court cover over external padel tennis court.

30/01/2018 – FULL/2017/3059 – Permission granted for variations to previously approved works to extend curtilage to include agricultural land, erect 2 padel tennis courts with enclosed canopy and 1 outside padel tennis court - Alterations to rain cover.

20/01/2017 – FULL/2016/2615 – Permission granted to extend curtilage to include agricultural land, erect 2 padel tennis courts with enclosed canopy and 1 outside padel tennis court.

16/02/2016 – FULL/2016/0050 – Permission granted to erect extension to tennis centre, create short tennis court and erect chain link fencing (south elevation).

25/09/2015 – FULL/2015/2048 – Permission granted to replace existing lighting to 3 outdoor tennis courts.

Existing Use(s):

Tennis Centre

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:

OC9 - Leisure and Recreation Outside of the Centres
GP1 - Landscape Character and Open Land
GP8 - Design
GP9 - Sustainable Development

Consultations:

The Office of Environmental Health and Pollution Regulation, 12/08/2026
"I have reviewed the proposed plans for the single canopy to cover the existing two padel courts at the above site. I confirm that I do not wish to raise any objections to the proposals".

Conclusion/Brief comment:

The Tennis Centre site comprises an indoor formal recreation use for the purpose of the Island Development Plan, with ancillary outdoor functions. The existing outdoor padel courts, although detached from the main building, would share the facilities within that building and would fall to be considered as an extension of the existing use at the site under Policy OC9.

Policy OC9 provides scope to extend an existing indoor formal recreation use where the proposal does not unacceptably increase the scale of the facility so that there are unacceptable impacts on the character of the area, and does not have an unacceptable impact on the vitality of a Centre.

The padel court enclosure would be of a similar scale and appearance to adjacent existing covered courts. The enclosure would be largely screened from the wider area by the surrounding development and where it would be visible it would be viewed in context with the existing covered courts and large warehouse style building forming the Tennis Centre. The scale of the facility would be appropriate in this context and would have no significant adverse effects on the character and appearance of the wider area.

Whilst at times a degree of noise from the use of the padel courts is likely, installing a cover is unlikely to significantly increase noise and disturbance from the use of the existing uncovered padel courts. The Office of Environmental Health and Pollution Regulation raise no objections to the proposal. It is therefore concluded that the proposal is unlikely to generate significant additional noise resulting in a material adverse effect on the amenities of neighbouring residents.

The proposed use would be well related to the existing use of the site and, whilst the use could potentially be located on a site within the Centres, the use would not

compete with any existing uses within the Centres and approval would not notably impact on the vitality of a Centre.

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: 18/08/2026