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 yacht mast storage racks to existing sea wall and erect fencing to east boundary of the East Breakwater.

LOCATION: No.6 Berth, East Arm Walkway, St. Peter Port.

APPLICANT: Mr Remy Laine

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: 08/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Revised Site Plan, Block Plan, fencing detail (all date stamped received 07/09/2026) and the east arm mast storage racks and fencing drawing (date stamped received 20/07/2026.

Application Ref: FULL/2026/0995

Property Ref: A411192A00

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.Within six months of the date on which the use of the mast storage racks and fencing hereby approved permanently ceases, or within such other period as may first be agreed in writing by the Authority, the mast storage racks, fencing and all associated fixtures and fittings shall be removed from the site. The affected areas shall thereafter be reinstated to their former condition, or to such other condition as may first be agreed in writing by the Authority, within 12 months of the cessation of the use, to the satisfaction of the Authority.

Reason: To safeguard the visual amenities of the area and prevent the retention of redundant structures.

Expiry Date: This permission will cease to have effect on 07/09/2029 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/2026/0995
Property Ref:	A411192A00
Valid date:	20/07/2026
Location:	No.6 Berth East Arm Walkway St. Peter Port Guernsey GY1 2LL
Proposal:	Install yacht mast storage racks to existing sea wall and erect fencing to east boundary of the East Breakwater.
Applicant:	Mr Remy Laine

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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. Within six months of the date on which the use of the mast storage racks and fencing hereby approved permanently ceases, or within such other period as may first be agreed in writing by the Authority, the mast storage racks, fencing and all

associated fixtures and fittings shall be removed from the site. The affected areas shall thereafter be reinstated to their former condition, or to such other condition as may first be agreed in writing by the Authority, within 12 months of the cessation of the use, to the satisfaction of the Authority.

Reason: To safeguard the visual amenities of the area and prevent the retention of redundant structures.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the east arm walkway between the coast to the east and St Peter Port Harbour to the west. The site is situated within a Main Centre Inner Area, Conservation Area, and Harbour Action Area as designated in the Island Development Plan.

Relevant History:

The application was the subject of pre-application discussions.

Existing Use(s):

Breakwater

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:

<u>Island Development Plan Policies:</u>

- 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;
- MC10: Harbour Actions Areas;
- GP4: Conservation Areas;
- GP5: Protected Buildings (setting);
- GP6: Protected Monuments (setting);
- GP8: Design
- GP9: Sustainable Development

Conclusion/Brief comment:

Planning permission is sought for the installation of mast storage racks attached to the existing sea defence wall/walkway and the erection of fencing.

The surrounding area of the pier to the west and south is currently used for the storage and repair of boats that are out of the water.

Policy MC5(B) supports proposals for the redevelopment, alteration or extension of existing industrial, storage and distribution uses, provided they would not result in an unacceptable adverse impact on the amenities of surrounding uses.

The proposal involves the installation of four stainless steel mast storage racks attached to the existing sea defence wall, providing secure storage for masts of up to 15.3 metres in length. The individual racks would be constructed from stainless steel and would measure 1 metre in height. They would be positioned so as not to project above the existing sea wall.

The proposed fencing would be installed on top of the walkway wall at a height of 1.2 metres above ground level. Similarly, the fencing would not exceed the overall height of the sea defence wall and would not be visible from the coastline.

Whilst the development would be visible from within the harbour, it would be viewed in the context of the existing working harbour environment, which includes industrial style fencing of a similar appearance and boats that are stored out of the water for maintenance and repair immediately to the south and west. As such, the proposal would integrate appropriately with its surroundings.

The development would not have an adverse impact on the character or appearance of the Conservation Area, nor would it affect the significance, setting or special interest of any nearby listed buildings or scheduled monuments. Given its location within an area already characterised by boat repair and storage activities, the proposal would not adversely affect the amenities of surrounding uses. To avoid unnecessary visual clutter in the longer term, a condition is recommended requiring the removal of the mast storage racks and fencing should they cease to be required for their intended purpose.

The proposal is minor in scale and would not prejudice the outcomes of the Local Planning Brief process or inhibit the implementation of any approved Local Planning Brief.

Having regard to the above, the proposal is considered acceptable and compliant with the relevant policies of the Island Development Plan.

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: 07/09/2026