

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 office (Use Class 16) to Veterinary Practice (Sui Generis).

LOCATION: Annexe 3, Piette Complex, St. George's Esplanade, St. Peter Port.

APPLICANT: Companion Vets

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: 28/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Site Location Plan, Application Block Layout Plan, Parking Plan, floor plan and Savills agent details

Application Ref: FULL/2026/1065

Property Ref: A108030000

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 doors and windows of the veterinary practice shall remain closed at all times, except for the reasonable ingress and egress of persons, animals and deliveries. They shall not be opened for ventilation or any other purpose that would permit noise, odours or other nuisance arising from the operation of the veterinary practice to escape to the surrounding area unless otherwise agreed in writing by the Authority.

Reason - To prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 27/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission does not relate to the display of any sign or advertisements. A separate permission will be needed for any such display.

This permission does not relate to the installation of any new external plant or machinery. A separate permission may be needed for any such equipment.

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/2026/1065
Property Ref: A108030000
Valid date: 03/07/2026
Location: Annexe 3 Piette Complex St. George's Esplanade St. Peter Port
Guernsey GY1 2BH
Proposal: Change of use from office (Use Class 16) to Veterinary Practice
(Sui Generis).

Applicant: Companion Vets

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 doors and windows of the veterinary practice shall remain closed at all times, except for the reasonable ingress and egress of persons, animals and deliveries. They

shall not be opened for ventilation or any other purpose that would permit noise, odours or other nuisance arising from the operation of the veterinary practice to escape to the surrounding area unless otherwise agreed in writing by the Authority.

Reason - To prevent a nuisance or annoyance to nearby residents.

INFORMATIVES

This permission does not relate to the display of any sign or advertisements. A separate permission will be needed for any such display.

This permission does not relate to the installation of any new external plant or machinery. A separate permission may be needed for any such equipment.

OFFICER'S REPORT

Site Description:

The building, referred to as Annex 3 within the Piette Complex at St Georges Place, St George's Esplanade is a single-storey building with granite exterior and a profile sheet roof. Fenestration exists in the northwest elevation with a single window in the southwest façade. There are parking bays to the immediate northwest of the building and a variety of uses exist in the locality with commercial premises within the Piette Complex, a hotel/restaurant situated close by along with offices and residential properties on St Georges Esplanade and in the surrounding area.

The site is located in a Main Centre Outer Area, Conservation Area, Archaeological Area and an area at risk of flooding as designated in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

Offices

Brief Description of Development:

The application proposes the change of use of Annex 3 from an office to a veterinary practice. The accommodation would comprise a waiting area, one consulting room, a cattery, dog kennel, x-ray/ultrasound room, operating theatre, pharmacy area,

dental area, staff room, facilities and office along with waiting room/reception and ancillary shop area.

The application has been accompanied by a letter setting out that the premises is vacant and although small would be adequate for the proposed use. No external alterations are proposed (signage to be applied for separately). It is noted that the existing building is c. 150sqm in size and that a search for suitable premises has been ongoing for over a year. It is noted that there is good access from St George's Esplanade which is a Traffic Priority Route with seven allocated spaces within the complex for the premises. The submission highlights that consultation has been carried out with Environmental Health and the States Veterinary Officer and no objections have been raised.

The application was deferred to seek additional information about off-street parking, accessible and cycle parking for the premises along with clarification regarding the search for a premises. Additional information was supplied on 03/08/2026 listing 10 premises that were considered but discounted for a variety of reasons since March 2025. Reasons included poor location, building size (large and small), lack of parking/servicing, need for extensive building works, poor access for deliveries etc.

Six marked parking bays are currently provided immediately outside the property with a further, unmarked, space highlighted in the submission (for small car and/or cycle parking). Cycle parking is also noted as being possible on the raised pavement area to the front of the building. Although the premises does not have dedicated/disabled parking which remains unchanged from the existing situation but the southernmost bay could be used for this purpose. A detached area to the east is also available for ancillary functions for secure clinical waste storage and/or cycle parking. The submission also highlights the proximity of the site to Salerie corner but also that employee and customer numbers will be limited with no issues anticipated regarding parking.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

MC4(B): Office Development in Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

SPG – Parking Standards

Advice note – Bicycle Parking

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation - I have concerns for noise nuisance to occur from dog barking. Please may the applicant confirm if there are any dogs intended to board at the site, including for overnight medical related stays. Further to this can the applicant confirm if there will be any people that stay overnight at the practice while watching over the dogs. It would also therefore be appropriate to ask for the operating hours to be confirmed for the practice.

It would also be help for the applicant to provide recommendations as to how to reduce the impact of noise nuisance to neighbours. Such as any plans to keep windows and doors shut at the premises.

I have concerns for noise nuisance to arise from mechanical ventilation, as such please can the applicant elaborate on the proposed ventilation system (scavenging system) detailed in the proposed diagram. If possible, please can they submit the manufactures specification documents for review. The operating hours of the ventilation system should also be confirmed and if there are any other current mechanical ventilation systems in place.

Further comments have been provided:

I have concerns for noise nuisance to occur from dog barking. As such, agree the with the further information that doors and windows will remain closed except for entering and exiting clients and animals. As such, I believe the below condition can be complied with and should be applied to protect the amenities of neighbouring properties and prevent noise, odour and other disturbance arising from the operation of the veterinary practice, in accordance with the relevant planning policies.

- The doors and windows of the veterinary practice shall remain closed at all times, except for the reasonable ingress and egress of persons, animals and deliveries. They shall not be opened for ventilation or any other purpose that would permit noise, odours or other nuisance arising from the operation of the veterinary practice to escape to the surrounding area.

I have previously mentioned concerns for noise nuisance to arise from mechanical ventilation and requested the applicant elaborate on the proposed ventilation system (scavenging system). Follow the furnishing of the further information I have no further comments on this passive system used for operations.

I understand that at present there are only internal aircon units and there is not external ventilation or mechanical air handling units proposed. Should any future units of systems be proposed to be installed I would expect there to be an application.

States Veterinary Officer – Thank you for providing me with an opportunity to comment on this application. I have also found the advertisement for the property because I wanted to know if there were any floors above the ground floor – I am pleased there are not. The location, the number of parking spaces and the fact that internally everything appears to be on one level is ideal. The internal layout has been carefully considered and ergonomic.

The room designed as a radiological suite will need to be constructed in a way that it controls X-rays from leaving this space. The walls and door may need to include X-ray dampening material such as 2mm lead sheets fixed with lead topped fixing of barium plaster. Guidance should be sought from HSE. It may not be necessary to use similar materials in the ceiling but specialist advice should be sought.

Has consideration been given to the storage of clinical waste and cadavers? Are lockable clinical waste bins likely to be utilised, if so and kept outside these will need to be securely chained to a fixed point to prevent unauthorised movement.

Given the position deep within the Piette Complex has consideration been given to signage at the entrance to the Complex as well as on the premise themselves?

Following the receipt of follow-on comments from Environmental Health further comments have been provided:

Ideally veterinary surgeries would have air conditioning negating the necessity for windows that open. This would contain the conditioned air, noise and importantly pets which try to escape (not uncommon with cats).

However, in areas where pets will not be detained for long periods such as waiting rooms and consultation rooms there is no problem with having opening windows if they have mesh which will allow air in and out but also retain loose pets.

Where dogs will be retained for long periods, window should be kept closed and some type of air-conditioning would be ideal. This could be achieved with fans or heat maps, it doesn't necessarily need to be a big, noisy, external air-con unit.

Animals that are undergoing surgery need to be kept warm and depending upon the illness the temperature in an individual kennel may need to be managed appropriately. Again, this could be achieved with fans or heat maps.

If through the normal operation of the practice it became apparent that humidity and condensation became an issue, then this would need to be managed potentially through instillation of an integrated ventilation system or mobile dehumidifiers.

Consideration also needs to be given to the entrance and exit doors so as to create a two-door chamber to prevent escapes.

Summary of Issues:

The key issues in this case relate to the principle of the proposed change of use, the amenities surrounding occupiers, access and parking arrangements.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy MC4(B) sets out that the change of use away from office accommodation will only be supported where one of two criteria are met. In this case the office accommodation floorspace in this case is less than 250sqm. As the accommodation does not exceed this threshold the gateway policy for the change of use is met.

In relation to MC3 new social and community facilities will be supported where the applicant demonstrates that an existing site or premises in social and community use in or around the Main Centre is not available and suited to accommodate the particular proposal. The applicant has sought to address this with details of other sites considered and discounted. Based on the information provided therefore, the scheme has demonstrated that there are no other available and suitable premises available in accordance with Policy MC3.

The original application drawings did not specifically highlight the parking and the application was deferred to ensure that the matter of cycle, accessible and cycle parking can be addressed in line with the Parking Standards SPG. Based on the additional information provided policies IP6 and IP7 would be satisfactorily addressed. The use will not result in the unacceptable intensification in the use of the existing commercial access onto the inter harbour route.

Whilst there are residential properties in the vicinity of the site, the proposed fenestration is focused within the commercial complex and away from neighbouring dwellings. Environmental Health and Pollution Regulation noted the potential for nuisance from dogs barking but advised this could be managed through keeping windows and doors closed (except for access). Following the submission of additional information regarding mechanical ventilation, the concerns previously raised have been satisfactorily addressed. Any future external plant or equipment would likely require planning permission and be subject to further assessment.

The States Veterinary Officer has raised no objections. Matters relating to internal operations, clinical waste and animal welfare are the responsibility of the operator. The Veterinary Officer advised that any ventilation requirements for kennel areas

could potentially be met without external equipment. Accordingly, there are no planning grounds on which to withhold permission, although an informative note regarding any future external plant or equipment may be attached to the decision.

In view of the above it is recommended permission is granted.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 26/08/2026

