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 Ormer statue.

LOCATION: Roundtop Stores, Victoria Pier, St. Peter Port.

APPLICANT: The Guernsey Ormer LBG

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: 21/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1171_2, 6, 7, 8, 9 & 10

Application Ref: FULL/2026/1246

Property Ref: A411190006

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.No development shall begin on site until precise large-scale details of the finishes and appearance of the proposed statue have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - Although the application provides sufficient detail of the proposed appearance of the statue to permit the application to be assessed against the relevant planning policies and other material considerations, this condition is necessary to ensure that the high quality of finishes and appearance promised in the submission are maintained in the completed work.

Expiry Date: This permission will cease to have effect on 20/09/2029 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/2026/1246
Property Ref:	A411190006
Valid date:	29/07/2026
Location:	Roundtop Stores Victoria Pier St. Peter Port Guernsey GY1 2LG
Proposal:	Install Ormer statue.
Applicant:	The Guernsey Ormer LBG

RECOMMENDATION - Grant: Planning Permission with Conditions:

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2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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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. No development shall begin on site until precise large-scale details of the finishes and appearance of the proposed statue have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - Although the application provides sufficient detail of the proposed appearance of the statue to permit the application to be assessed against the relevant planning policies and other material considerations, this condition is necessary to ensure that the high quality of finishes and appearance promised in the submission are maintained in the completed work.

OFFICER'S REPORT

Site Description:

Roundtop Store, Victoria Pier, St Peter Port.

The site is located within the Main Centre, Conservation Area, Harbour Action Area and Archaeological Area as designated in the Island Development Plan.

Relevant History:

20/09/2021 – FULL/2021/1785 – Permission granted to install ormer statue.

Existing Use(s):

Harbour stores.

Brief Description of Development:

The proposal is to install a sculptural ormer statue. The proposed sculpture is modelled on the proportions of an ormer shell. The statue itself would measure 4m tall, set on a plinth 800mm high. The width and depth would be proportionate to the height, at approximately 2.8m by 1m in plan view. The statue and base are to be cast in bronze, with the interior of the shell being smooth polished bronze with a reflective surface to replicate the 'mother of pearl' texture seen in ormer shells. The exterior of the shell would in contrast be a patterned, textured bronze finish.

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

Island Development Plan policies:
IP3: Main Centre Port Development
GP4: Conservation Area
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP18: Public Realm and Public Art
MC10: Harbour Action Areas

Representations:

None

Consultations:

Guernsey Arts comments on application FULL/2021/1785:
Thank you for giving Guernsey Arts Public Art Committee the opportunity to comment on this planning application. The Committee spent time discussing the proposal which has a high-level profile within the harbour areas. With this in mind we feedback our observations.

Narrative/Public engagement
• Although the Ormer is not unique to Guernsey, there is a strong, embedded cultural relationship between the people of Guernsey and the activity of Ormering. We believe this relationship gives opportunities for community and public engagement for the proposed statue that may add further relevance and narrative to the piece, which is not currently evident in the application.
• This community perhaps would include the Ormering community, Guernsey Biodiversity Partnership, la Societe Guernesiaise and the newly formed Nature Commission. All of which could perhaps add narrative and would benefit from the public profile of the piece.

Scale and proportion
• We feel the scale of the piece is in good proportion to achieving a strong impact within the proposed location.
• We note the interior of the shell will be smooth polished bronze with a reflective surface and simply raise a question of any impact from this reflection and or could this be harnessed in a positive way.

Location and Site
• We feel the location and site are in keeping with the piece, has good public access and enhances the surrounding areas.

Quality
• We believe there can be great power in a simple well-formed sculpture of scale, where the scale and quality of the form in some sense, is the art. The quality of the materials is in keeping with achieving this, however we note the success of the piece is highly dependent on achieving a high-quality finish which reflects the beauty and detail of the ormer.

I hope you find this these comments helpful and constructive and are we able to be of further assistance to yourselves or the applicant, please do not hesitate to get in touch.

Summary of Issues:

Principle, impact and appearance of proposed statue in the public realm.

Assessment against:

1 - Purposes of the law.
2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
3 - General material considerations set out in the General Provisions Ordinance.
4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

This current application is the same as the scheme which was previously approved in September 2021 (FULL/2021/1785).

The proposed site is a prominent part of the public realm of St Peter Port. It is highly visible from the seafront and from many other public vantage points. The proposed statue would be a total of 4.8m high above the existing Roundtop Stores. IDP Policy GP18 encourages the inclusion of public art as an integral part of a proposed new building or as a stand-alone feature within the public realm, provided that it does not have adverse impacts on its setting and appears and functions as an integral component rather than an add-on feature.

In this case, and having regard to the advice received from Guernsey Arts as part of the previously approved application, it is considered that the proposal is appropriate as public art and would comply with Policy GP18.

The site is located within a Conservation Area and there are a number of Protected Buildings and Monuments on the seafront Esplanade, to the west of the site.

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

> *In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.*

In respect of these statutory duties, the word 'preserve' is taken in its ordinary meaning as set out in Chamber's dictionary, which is 'to keep safe from harm or loss'.

Section 30 of the Law explains the general functions of authorities in respect of protected monuments. This states that:

> *(1) It is the duty of any department of the States when exercising its functions under this Law –*

*(a) to secure so far as possible that monuments, structures, artefacts, caves, ruins and remains listed on the protected monuments list ("**protected monuments**") are protected and preserved, and*
(b) in particular, in exercising its functions with respect to any buildings or other land in the vicinity of a protected monument, to pay special attention to the desirability of preserving the protected monument and its setting.

(2) Subsection (1)(a) is not to be construed as preventing any alteration which is for a purpose connected with enabling or facilitating access to, or enhancing appreciation of, a protected monument by the public.

Section 31(1) goes on to make clear that:

There is a strong presumption against planning permission being granted for any development affecting a protected monument.

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

It is the duty of any department of the States when exercising its functions under this Law –
(a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list ("protected buildings") are preserved, and
(b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting.

Section 35(1) goes on to set out that:

There is a strong presumption against planning permission being granted for any development which –
(a) Involves the demolition or destruction of any part of a protected building, or
(b) Adversely affects its special character or features.

In this case, the proposals are such that there are considered to be no adverse effects on the character or appearance of the Conservation Area. The proposal is likely to add significantly to the interest and variety of the historic townscape. By virtue of its position, set away from the Esplanade, the proposal would have no adverse impact on the setting of any Protected Monument or Protected Building.

The site is within the St Peter Port Harbour Action Area. This proposal would not prejudice future proposals for the Harbour Action Area and would not inhibit the

implementation of the approved Local Planning Brief. The site is within the Harbour area and proposals would not be permitted by the Harbour Authorities which would have an adverse impact on the safe navigation of vessels.

It is therefore concluded that the proposals are acceptable in principle in accordance with the relevant IDP policies. Although the application provides sufficient detail of the proposed appearance of the statue to permit the application to be assessed against those policies and other material considerations, it is recommended that a planning condition reserving details of the final proposed finishes and appearance of the statue be imposed on any permission granted to ensure that the high quality promised in the submission is maintained in the completed work.

Date: 21/09/2026