

STATES OF DELIBERATION

12TH October, 2016

MOTION UNDER SECTION 7(1) OF THE REFORM (GUERNSEY) LAW, 1948

Proposed by: Deputy L S Trott
Seconded by: Deputy C Meerveld

To suspend Rule 24(2) of the Rules of Procedure to the extent necessary to permit the amendment set out below to be debated.

Proposition No. P2016/25

AMENDMENT

Proposed by: Deputy L S Trott
Seconded by: Deputy C Meerveld

Development & Planning Authority

The Island Development Plan – Development & Planning Authority Recommendations

To insert at the end of the words in Proposition 1: "; but subject to the modification that Policy OC4: Retail Outside of the Centres (see pages 116 to 118 of the draft Island Development Plan at Appendix 1) shall be amended to read:

“New convenience retail development will be permitted where it would result from the change of use of existing buildings located on, or within close proximity to, the coast and where the retail provision would support the recreational enjoyment of the coastal location.

Proposals for new comparison or new convenience retail uses will be permitted where they:

- (a) are ancillary to any activities carried out on a commercial site; and
- (b) will not adversely affect the vitality or viability of the Main and Local Centres.

Proposals to extend, alter or redevelop existing retail premises Outside of the Centres will generally be supported where:

- a. development is of limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation; or,
- b. the existing convenience retail operation supports the recreational enjoyment of the coastal location; and,

- c. in all cases there would not be an unacceptable adverse impact on the visual character and amenity of the locality.

In all cases proposals must accord with all other relevant policies of the Island Development Plan.

Change of use away from comparison or convenience retail will be supported providing that the proposal accords with all other relevant policies of the Island Development Plan.”

and in consequence of the above modification:

- To replace para 17.2.4 thereof on page 116 and 117 with “In accordance with the Strategic Land Use Plan, in order to preserve the open nature of the Island’s countryside and to support the economic and social roles of the Main and Local Centres, no provision has been made for new retail development outside the Main and Local Centres, except, in the case of properties located on the coast or within close proximity to the coastal area, through the change of use of existing buildings where the provision of a limited amount of convenience retail development would support the recreational enjoyment of the coast, or where the development is ancillary to any activities carried out at an established commercial site. Convenience retail uses include kiosks, cafes and restaurants. This would also satisfy the Strategic Land Use Plan in making the best use of existing land and buildings.”
- To replace para 17.2.5 thereof on page 117 with “Aside from the above exception, provision of new retail uses Outside of the Centres would negatively impact on the vitality and viability of the Main and Local Centres and the retail offer within them. As such, new comparison retail uses Outside of the Centres will be limited to those ancillary to any activities carried out at an established commercial site. Proposals for change of use from existing comparison and convenience to another use will be supported where the proposed use accords with other relevant policies of the Island Development Plan.”

Explanatory Note

As originally drafted, the Island Development Plan makes no provision for comparison retail development outside of the Main and Local Centres. This amendment is intended to enable the provision of some limited comparison and convenience retail development that is ancillary to the main function of an established commercial operation.