

**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 of agricultural land (Use Class 28) to camp site, including installation of 9 glamping units with associated landscaping and parking, create vehicular access to north boundary, extend and alter barn 'A' (northern barn) to provide facilities block, including the provision of wellbeing activities, and use of area of domestic curtilage for the provision of outdoor wellbeing activities (Protected Building).

**LOCATION:** Les Caches, Rue Des Caches, St. Pierre Du Bois.

**APPLICANT:** Mrs A Willment

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:** 05/05/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Direct Architectural Solutions - 1427-SK-30C, 31C, 32C, 33, 40 & 41.

**Application Ref:** FULL/2022/1182

**Property Ref:** F012710000

**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. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any development at the site, each tree shown to be retained within or adjacent to the area identified as the 'Glamping site' on drawing no 1427-SK-30/C shall be protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. Prior to the commencement of development at the site, except that required under Condition 5, the new access and driveway hereby approved shall be completed in accordance with the approved plans.

Reason - To ensure the provision of appropriate site access in the interests of highway safety.

7. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including a specification for the laying of the grasscrete;
- ii) full details of tree and hedge planting, to include planting in the southern section and along either side of the drive within the area of Important Open Land, along the east boundary, to the south-east of the glamping area, and surrounding each dome;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

8. Prior to installation, the following information must be provided in respect of the works proposed to Barn A and agreed in writing by the Authority and all works must be carried out in accordance with the agreed specifications:

- i) A specification and sample of the cobbles to be used on the ground floor, including how these would relate to the base of the central post of the apple crusher;
- ii) A specification and sample of the timber cladding to the extension;
- iii) Large scale details of the handrail to the external steps;
- iv) Details of the extractor/vent at the north west corner of the building;
- v) Details of the new fireplace.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that these elements are of satisfactory design and do not have any adverse impact on the special interest of the protected building.

9. Prior to the removal of the ground floor window in the north elevation of Barn A, serving the new kitchen, details of the design, materials of construction and finish of the new door to be installed in the extended aperture, to a scale of 1:20 with sections at 1:5, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development in the interests of the special interest of the protected building.

10. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with the amenity of the area or nearby residential properties.

11. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of Condition 7, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

12. The materials to be used on the exterior of the domes hereby approved, including any glazed areas, shall be finished with a matt or low reflective surface.

Reason - In the interest of public health and safety, given the location of the site with the Western Airport Public Safety Zone.

13. No system of public address, loudspeaker system or amplified music shall be operated within the site at any time.

Reason - To avoid potential noise nuisance in the interests of residential amenity.

14. Glamping domes shall be erected in accordance with the approved drawing no 1427-SK-31/C only. No additional domes and no other form of tents shall be erected on the site at any time.

Reason - The application has been considered on the basis of the scale of the glamping operation proposed. An intensification of that use would require consideration in respect of additional impacts which might arise.

15. The glamping domes permitted at this site shall not be occupied by any individual or group for a continuous period exceeding 28 days.

Reason - To control the use of the site as visitor accommodation.

16. The facilities provided within Barn A shall not be used other than for the purposes specified in the approved planning application and as ancillary and incidental to the

operation of the approved glamping site, and shall be used for no other purpose including any separate purpose at any time. Barn A shall revert to an outbuilding ancillary to the use of the primary dwellinghouse at the site, presently known as Les Caches, upon cessation of the approved use or when no longer required in association with the glamping operations.

Reason - Use of the building for purposes other than those hereby approved would engage different planning policy considerations.

17. The Wellness activities hereby permitted at the site shall not be operated other than as specified in the approved planning application and as ancillary and incidental to the operation of the approved glamping site. The activities shall not be attended by more than two persons who are not occupant at the site in any one day and shall not operate before 8:00 or after 18:00. The wellness activities shall cease upon cessation of the approved use or when no longer required in associated with the glamping operations.

Reason - Separate operation of the wellness activities would engage different planning policy considerations. Limitations on the hours of operation are required in the interests of residential amenity.

18. All buildings and structures hereby approved and located outside of the domestic curtilage of the dwelling presently known as Les Caches, including the glamping domes and all associated infrastructure, shall be removed from the site and the access point in the north boundary shall be closed in materials to match the remainder of that boundary, upon cessation of the approved use or when no longer required for campsite purposes. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the structures and closure of the access point when no longer needed, thereby safeguarding the character and appearance of the locality, and the agricultural land.

**Expiry Date: This permission will cease to have effect on 04/05/2026 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

In respect of condition 10, your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum wherever possible.

This application confers no change of use whatsoever for the Important Open Land to the north of the glamping domes, and that area remains classified as agricultural. There is therefore no consent for the use of that land for any other purpose, including for any regular use for purposes ancillary to the glamping site, such as parking or as amenity land.

Should more than 7 weddings or other such events be held at the site over the course of one year this would amount to a change of use requiring planning permission.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

The application site is located within an area of potential archaeological interest and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. Should any items of archaeological interest be uncovered during the course of works, it is desirable that the States Archaeologist, Culture & Heritage Service, be contacted. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

#### **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](http://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](mailto: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/2022/1182  
**Property Ref:** F012710000  
**Valid date:** 01/07/2022  
**Location:** Les Caches Rue Des Caches St. Pierre Du Bois Guernsey GY7 9SG  
**Proposal:** Change of use of agricultural land (Use Class 28) to camp site, including installation of 9 glamping units with associated landscaping and parking, create vehicular access to north boundary, extend and alter barn 'A' (northern barn) to provide facilities block, including the provision of wellbeing activities, and use of area of domestic curtilage for the provision of outdoor wellbeing activities (Protected Building).  
**Applicant:** Mrs A Willment

**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. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any development at the site, each tree shown to be retained within or adjacent to the area identified as the 'Glamping site' on drawing no 1427-SK-30/C shall be protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. Prior to the commencement of development at the site, except that required under Condition 5, the new access and driveway hereby approved shall be completed in accordance with the approved plans.

Reason - To ensure the provision of appropriate site access in the interests of highway safety.

7. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including a specification for the laying of the grasscrete;
- ii) full details of tree and hedge planting, to include planting in the southern section and along either side of the drive within the area of Important Open Land, along the east boundary, to the south-east of the glamping area, and surrounding each dome;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

8. Prior to installation, the following information must be provided in respect of the works proposed to Barn A and agreed in writing by the Authority and all works must be carried out in accordance with the agreed specifications:

- i) A specification and sample of the cobbles to be used on the ground floor, including how these would relate to the base of the central post of the apple crusher;
- ii) A specification and sample of the timber cladding to the extension;
- iii) Large scale details of the handrail to the external steps;
- iv) Details of the extractor/vent at the north west corner of the building;
- v) Details of the new fireplace.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that these elements are of satisfactory design and do not have any adverse impact on the special interest of the protected building.

9. Prior to the removal of the ground floor window in the north elevation of Barn A, serving the new kitchen, details of the design, materials of construction and finish of the new door to be installed in the extended aperture, to a scale of 1:20 with sections at 1:5, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development in the interests of the special interest of the protected building.

10. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with the amenity of the area or nearby residential properties.

11. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of Condition 7, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

12. The materials to be used on the exterior of the domes hereby approved, including any glazed areas, shall be finished with a matt or low reflective surface.

Reason - In the interest of public health and safety, given the location of the site with the Western Airport Public Safety Zone.

13. No system of public address, loudspeaker system or amplified music shall be operated within the site at any time.

Reason - To avoid potential noise nuisance in the interests of residential amenity.

14. Glamping domes shall be erected in accordance with the approved drawing no 1427-SK-31/C only. No additional domes and no other form of tents shall be erected on the site at any time.

Reason - The application has been considered on the basis of the scale of the glamping operation proposed. An intensification of that use would require consideration in respect of additional impacts which might arise.

15. The glamping domes permitted at this site shall not be occupied by any individual or group for a continuous period exceeding 28 days.

Reason - To control the use of the site as visitor accommodation.

16. The facilities provided within Barn A shall not be used other than for the purposes specified in the approved planning application and as ancillary and incidental to the operation of the approved glamping site, and shall be used for no other purpose including any separate purpose at any time. Barn A shall revert to an outbuilding ancillary to the use of the primary dwellinghouse at the site, presently known as Les Caches, upon cessation of the approved use or when no longer required in association with the glamping operations.

Reason - Use of the building for purposes other than those hereby approved would engage different planning policy considerations.

17. The Wellness activities hereby permitted at the site shall not be operated other than as specified in the approved planning application and as ancillary and incidental to the operation of the approved glamping site. The activities shall not be attended by more than two persons who are not occupant at the site in any one day and shall not operate before 8:00 or after 18:00. The wellness activities shall cease upon cessation of the approved use or when no longer required in association with the glamping operations.

Reason - Separate operation of the wellness activities would engage different planning policy considerations. Limitations on the hours of operation are required in the interests of residential amenity.

18. All buildings and structures hereby approved and located outside of the domestic curtilage of the dwelling presently known as Les Caches, including the glamping domes and all associated infrastructure, shall be removed from the site and the access point in the north boundary shall be closed in materials to match the remainder of that boundary, upon cessation of the approved use or when no longer required for campsite purposes. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the structures and closure of the access point when no longer needed, thereby safeguarding the character and appearance of the locality, and the agricultural land.

### **INFORMATIVES**

In respect of condition 10, your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum wherever possible.

This application confers no change of use whatsoever for the Important Open Land to the north of the glamping domes, and that area remains classified as agricultural. There is therefore no consent for the use of that land for any other purpose, including for any regular use for purposes ancillary to the glamping site, such as parking or as amenity land.

Should more than 7 weddings or other such events be held at the site over the course of one year this would amount to a change of use requiring planning permission.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

The application site is located within an area of potential archaeological interest and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. Should any items of archaeological interest be uncovered during the course of works, it is desirable that the States Archaeologist, Culture & Heritage Service, be contacted. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

---

## **OFFICER'S REPORT**

### **Site Description:**

Les Caches comprises a traditional building group, with farmhouse and walled garden, and associated barns and outbuildings. The building group is located within the domestic curtilage in the centre of the site, with recent approval to extend the curtilage to include the land to the north. The land to the north-east, east and south of the building group is classified as agricultural.

The whole of Les Caches house is protected together with several barns and outbuildings. The free-standing greenhouse is not protected. Research suggests that the buildings have their origins in c.1450 with phases of development c.1500 and during the 18<sup>th</sup> and 19<sup>th</sup> centuries (McCormack, 2015 – building reference 237).

The site is bounded by the Rue des Brehauts along part of the north boundary, and a residential property for the remainder. To the east and south the site is separated from fields by Rue des Caches and Rue des Rondiaux respectively, and the site is accessed from Rue des Caches. There are residential properties located to the south-east of the site. The site is bounded by fields to the west.

The site is located to the south of the St Peters Local Centre, with the north-east corner of the site falling within the Local Centre designation, and being identified as Important Open Land. The majority of the property, including the buildings and associated domestic curtilage, however falls Outside of the Centres.

With the exception of the northern part, the site is located within the Western Airport Public Safety Zone.

### **Relevant History:**

PREA/2022/0281 Pre-application enquiry regarding development of wellness retreat.

FULL/2022/0595 Erect single storey extension, install rooflight to west (rear) elevation, install first floor windows to east (front) elevation, internal and fenestration alterations. (Protected Building). Approved 26/07/2022

FULL/2022/0631 Install replacement roof covering, install rooflights to north elevation, erect covered porch to east elevation, fenestration and internal alterations to create dower unit to Barn A (Protected Building). Approved 11/01/2023

FULL/2022/1055 Erect 1.5 storey detached garage/carport/store with external staircase to east of existing garage and stables. (Protected Building). Approved 07/07/2022

FULL/2022/1079 Change of use of agricultural land to domestic curtilage (2,300sqm); remove hedging, erect polytunnel, fruit cages, fencing and compost bins (revised scheme). Approved 21/10/2022

FULL/2023/0548 Install replacement roof, dormer windows and veranda to south elevation and rooflights to south and north elevations, install external staircase to east elevation, alter fenestration and internal alterations to create self catering unit in Barn B (Protected Building). Pending.

**Existing Use(s):**

Residential Use Class 1  
Agricultural Use Class 28

**Brief Description of Development:**

This application seeks the change of use of agricultural land (Use Class 28) to form a glamping site. Following deferral, it has been confirmed that the glamping site will be operational year round.

The proposal initially included the installation of 10 “geodesic domes” to provide glamping units, each with a central pod providing kitchen and shower facilities. Following deferral this number has been reduced to 9. Five of the domes would be 6.91m diameter and 4.15m high, three would be 7.9m diameter and 4.8m high, and one would be 9.5m diameter and 4.75m high. Following deferral, floor plans have been provided, confirming the five smaller domes would be for 2 person occupancy and the four larger domes would be for 4 person occupancy. The domes are constructed of powder coated framing covered in PVC membrane, either in Mediterranean Olive or Forest Green. The domes would be installed on removable timber decking, extending beyond the footprint of the dome to provide external space and each plot would be enclosed with a living willow hedge/screen. Water, electricity and drainage will be provided to each dome and a central cess pit will be provided.

Barn ‘A’ (northern barn) is to undergo extension and alteration to provide a facilities block. The ground floor will be used to provide a communal kitchen, breakfast area and honesty shop, selling produce from the site. The proposed extension would provide a shower and WC facilities. The first floor hall will be used to provide facilities for use in association with the use of the site as a wellness retreat, including yoga, tai chi, pilates, massage, stress management, mediation, reiki healing, Shen therapy workshops, etc. Some of these activities may be undertaken outside in appropriate weather.

The communal kitchen facilities within Barn ‘A’ would also provide catering facilities for “the occasional wedding or other event” held in the first floor hall. Following deferral, it has been clarified that there would be no more than 7 weddings or other

events a year. The glamping domes would have to be hired as part of the event. This level of use would not amount to development requiring a change of use.

The provision of habitable accommodation ancillary to the main house within Barn 'A' has been granted permission under a separate application.

A petanque terrain would be provided to the north of Barn A.

The application initially included the creation of a 4m wide access in the north boundary, with 8m x 4m concrete base at the entrance point. As initially proposed, the whole of the north part of the site, extending across the full width of the site and 30m back from the roadside, would have been surfaced in grasscrete to provide parking. A planting buffer was to be formed between the parking and glamping areas. Following deferral, the extent of parking was reduced to 16 spaces, arranged to either side of the access road between the new access and the domes. New planting was proposed around the perimeter of the parking area and along the northern boundary of the location of the domes. Following further deferral, the access design has been amended to 4.7m with a bellmouth, and a 4.7m wide grasscrete driveway is to be formed across the Important Open Land to access parking for 9 vehicles to the south, also finished in grasscrete. A landscaped buffer zone is to be retained to the north of the glamping area.

In support of the application the following documents have been provided:

- Statement of Need;
- Statement of Significance.

The following clarification in respect of operations was provided as part of the initial submission:

- Running of the site, including cleaning of the domes, will be undertaken by the property owners;
- Grounds maintenance will be undertaken by the property owners and existing employed gardeners;
- The wellness activities will be provided by the property owners and invited professionals from off site;
- The wellness activities are primarily aimed at those staying on the site.

Following deferral, further clarification of the proposed activities has been provided as follows:

- Wellness activities would be limited to those staying at the site, with the exception of a small number of hands on treatments, which would never be more than 2 persons at one time and no more than one session in the morning and one in the afternoon;
- Activities would be between 8am and 6pm;
- There are many locations where bikes could be kept, within each glamping area and the covered area to the rear of Barn A. The intention is to keep the

area as natural as possible, and therefore additional structures for cycle storage are not desirable.

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

LC1 Important Open Land

OC5(B) Agriculture Outside of the Centres – outside the Agriculture Priority Areas

OC8(B) Visitor Accommodation Outside of the Centres – Campsites

GP1 Landscape Character and Open Land

GP5 Protected Buildings

GP7 Archaeological Remains

GP8 Design

GP9 Sustainable Development

IP6 Transport Infrastructure and Support Facilities

IP7 Private and Communal Car Parking

IP9 Highway Safety, Accessibility and Capacity

**Supplementary Planning Guidance:**

Strategy for Nature

Parking Standards and Traffic Impact Assessment

**Representations:**

Three letters of representation were received to the application as initially submitted raising the following points:

- The proposal conflicts with the rural and residential nature of the area;
- The proposal would result in the loss of prime horticultural land and a green field;
- The proposal to demolish a bank/wall to make an entrance would be sacrilege,
- The proposed parking is on “Important Open Land” and that should be protected;
- Gridforce is not suitable to sustain a grass area where there are constant flows of traffic, and the site would become a permanent scar;
- The glamping domes would be permanent structures, are incongruous with the area and would be visible from outside of the site;
- Impact on a historical site of significance;
  
- A solar array is proposed but not detailed, therefore visual impacts or impacts on aviation are unknown;

- While proposed as a 'wellness retreat' this would be a functioning campsite, with events area and use for weddings and other events is of significant concern in terms of the associated disruption;
- An existing glamping site elsewhere has illustrated the noise nuisance associated with these sites, as people naturally want to be outside enjoying themselves, as well additional car movements. This proposal is for a larger and more intensive use, and the adjoining residents are much closer;
- The proposed entrance would be on a busy road, close to the Morrison's entrance and filter, and would not be safe and would create road safety concerns for all users. Pedestrians using the pavement and wanting to cross either the site entrance or the road to Morrison's would be particularly at risk;
- Les Caches lane is very narrow and used by many vulnerable users, unsuitable for increased volumes of traffic, and presumably this entrance would be used by trades and services supporting the glamping use. The site is not on main drain and additional sewage collections would also be required;
- Parking for 16 vehicles would be inadequate for weddings and other events;
- The site is located within the Western Airport Safety Zone and represents a significant intensification of use within that zone, particularly during large events;
- Concerns regarding further intensification of use once established;
- The proposed works would cause disruption to the area and residents.

*The Constables of St Pierre du Bois* commented as follows:

Whilst the Douzaine were generally supportive of the change to create the Centre for "wellbeing" it has the following concerns: -

- As the site is not on mains drainage, there will be increased traffic for this purpose, is it possible to have a compulsory condition to be connected to the main drainage system?
- The proposed opening onto the main road is of concern given by adding to the varied number of entrances and exits at the area creating an increased likelihood of traffic accidents occurring.
- 'Half' the proposed plans are on an agricultural field outside the local centre.
- The biggest concern is the size and design of the "Geodomes." The Douzaine felt that these were certainly too large especially too high and not in keeping with the immediate locality. There is also the added issue, as seen in the past, that temporary structures become permanent.

- There are envisaged plans to cater for weddings/special events which will have music and celebrations into the late evenings. If these are outdoor events the noise and added traffic will impact the area greatly.

*La Societe Guernesiaise* commented as follows:

We would point out that this property is within an Agricultural Priority Area (assuming we have identified the location correctly, which can be tricky without the planning webmap).

If this application is considered further, we would suggest that it be evaluated by means of an ecological assessment. This would cover (but not necessarily be limited to) -

Current habitats

Associated wildlife (including the possibility of bats within the existing buildings)

Suitability of landscaping proposals and the proportion of native species

Any other biodiversity measures (such as bird/bat boxes)

Other environmental impacts (such as light pollution)

Timings of works

If such an assessment is deemed unnecessary, we would particularly like to highlight the following -

1. That buildings of this type can be used by roosting bats and other wildlife. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

We would request that the building be inspected for current or recent use by bats by a suitably qualified person prior to any works. This would reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is approved, an informative note be added to the Information Sheet as follows –

‘Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)’

2. That native plants generally support much more associated wildlife at all stages of their life cycles (not just adult insects which may act as pollinators). We would therefore request that any landscaping incorporate a large proportion of native

species. La Société can assist with this aspect of the project and can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

3. The environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape where sources of artificial light are relatively sparse. This part of the island has recently been shown to support a number of bat species.

We would request that, if this application is approved, an informative note be added to the Information Sheet as follows –

‘Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum wherever possible’.

Following deferral, a further three letters were received reiterating the concerns previously raised and adding the following points:

- The number of weddings proposed is not definitive, however suggested at 10/12 a year. As these would likely occur in the summer months, this would equate to 4 a month, impacting on the surrounding areas and neighbouring properties;
- The premises are within the Western Airport Safety Zone and the proposed use represents a significant intensification of use.

Following second deferral, two further letters were received reiterating the concerns previously raised and adding the following:

- No details of sewage arrangement and associated disruption, the existing house and wellness centre in Barn A would appear to use the existing cess pit accessed via the lane;
- Disruption to footpath during construction of new access on busy road;
- What will happen to the trees in the centre of the site;
- Additional traffic would still have to use the lane, as the new parking would not cater for those providing services to the site.

### **Consultations:**

*Guernsey Airport* initially queried:

- Whether any existing trees would be removed;
- Whether any new trees would be planted, and, if so, which position they would be in and what types of tree they would be;
- The biggest risk noted from our review is the potential of reflection of the large windows making up the structure of the dome. Could we get confirmation on whether the membrane which is planned to be used will have high reflection properties.

Following provision of additional information, Guernsey Airport confirmed that the proposed material is appropriate, however request that the use of a non-reflective membrane is controlled by condition.

*Traffic and Highway Services* comment as follows:

From the detail of the application and subsequent email of 12<sup>th</sup> January 2023, it does not appear that the proposals would generate any significant additional traffic flows along Rue des Caches. This is welcomed by THS from a traffic management perspective because as identified in the application, it is quite a narrow single lane road with a tight turning into the Les Caches property entrance.

With the above in mind, THS supports that the proposals include creation of a new access and parking area adjoining Rue des Brehauts to serve the development. It also welcomes clarification that it is intended that users of Wellness Centre who are not staying at the Glamping site will be expected to use the new parking area, if travelling by car.

The proposed access would adjoin a Traffic Priority Route (Rue des Brehauts) within a Local Centre 25mph speed limit zone. The section of Rue des Brehauts in proximity of the proposed access is relatively straight but there are some speed reducing features with a filter junction nearby and regular movements in/out of the car park serving the shops located on the northern side of the road. However, the speed reducing features are not considered so significant as to warrant a relaxation of the minimum recommended 33m sightline standard.

During a site visit it was noted that the earth bank that sits on top of the granite wall is circa 1.25m high with trees growing on the bank. As shown in drawing number 1427-SK-31 it is proposed to reduce the overall height of the bank to 900mm to allow for the sightline to be achieved. However, the sightline measurements on the plans are not taken to a 33m distance and therefore the plans may be misleading about the extent of the banks that would need to be modified to achieve the minimum recommended sightline standard. In addition, given the proposed level of on-site parking, THS would recommend that the access width be increased to 4.7m width with 4m radii as per the Traffic Engineering Guidelines for Guernsey. This would allow vehicles to pass at the access.

In conclusion, there are no traffic management concerns in terms of the increased traffic movements that the proposals would likely normally generate on the road network. However, there are currently some road safety concerns with regard to the likelihood of sub-standard sightlines that would be observed from the new access. THS welcomes that the proposals would include parking for 12+ cycles but is unclear where they are being accommodated on the site and would suggest that this detail be included in the plans.

*The Office for Environmental Health and Pollution Regulation* comment as follows:

I have reviewed the proposed plans including the installation of 10 glamping units, apologies for the delay in responding to you. As I understand it the facility will provide a wellbeing retreat. Whilst the activities detailed do not pose any significant concerns I would recommend that the following condition is attached to ensure that there is no undue disturbance to neighbouring properties.

- No amplified sound shall be played within the site at any time

In addition I would also recommend that the applicant be made aware of the following informative:

- If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to Planning Services a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Department for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

The *States Archaeologist* has not commented in respect of this application, however in respect of FULL/2022/1055, commented as follows:

In view of the historic interest of this property I would be grateful if you could place an informative notice on this development, should planning permission be granted, to the effect that the developers are encouraged to contact the States Archaeologist if they observe anything of archaeological interest during the building works.

#### **Summary of Issues:**

- Whether a glamping site is acceptable in principle, outside the Centres
- Impact on landscape character and open land
- Design and appearance
- Impact on protected buildings
- Traffic and parking
- Effect on the reasonable enjoyment of neighbouring properties

#### **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).**

#### **Proposed use of the site and relevant policies**

As set out within the submitted documentation, the primary use proposed would be the formation of a glamping site, and that use, together with the associated parking, would be located on agricultural land falling Outside of the Centres as designated within the Island Development Plan. The gateway policy for the development would therefore be Policy OC8(B) (Visitor Accommodation Outside of the Centres – Campsites).

Facilities for the glamping site would be provided within an existing barn (Barn 'A') located within the domestic curtilage of the property, and would also be considered under Policy OC8(B). Access would be provided on the agricultural land to the north of the proposed glamping area, falling within the Local Centre boundary. As the provision of access is ancillary and incidental to the glamping site use, the principle of installation would therefore also fall to be considered under Policy OC8(B). The works would however still be subject to consideration against other relevant Local Centre policies relating to the specific designation of the land.

As part of the glamping offer it is proposed to provide on site wellness activities, as set out within the Description of Development above. A limited number of these activities, described as those providing "hands on" treatment, would also be available to attendees from off site. Attendees from off site would be limited to a maximum of two persons at a time and two appointments a day. These activities would be ancillary to the primary use of the glamping site, to be considered under Policy OC8(B), and would not be considered to form a separate commercial use in their own right. Were the balance of the activities to change to an extent where they were no longer ancillary to the glamping site a separate application would be required and would be considered against the relevant policy criteria at that time.

The application submission also makes reference to use of the Important Open Land for purposes ancillary to the glamping operation, such as for the wellness activities. For the avoidance of doubt, the submitted plans do not indicate any change of use of the Important Open Land, and no such change of use would be conferred. That land remains classified as agricultural and cannot be used for any other purpose, including any regular use for parking or other activities associated with the glamping site, and excepting the provision of access as set out on the submitted plans.

It is also proposed to hold no more than 7 weddings or other events a year, within Barn 'A'. This would comprise a temporary or occasional use of the site, would not amount to development requiring a change of use and would not therefore fall within planning control. Were a greater number of events to occur at the site this would be likely to require a formal application for planning permission.

#### Whether a glamping site is acceptable in principle

As set out above, Policy OC8(B) would provide the policy gateway for the proposed development. The pre-ambles to this policy, in section 17.7.4 of the IDP, states that: *"With regard to camping, the States is seeking to support and develop the Island's camping and 'glamping' offer, as part of the aim to enhance visitor accommodation*

*in the Island. Camping, in its various forms, is a low-impact form of development on greenfield land that can bring redundant land back into use or support farm diversification which allows farms to develop their businesses while minimising environmental impacts. Any proposal for a new campsite, or for works to existing campsites, that includes movable structures for accommodation, such as fully-equipped tents, tepees, yurts, tree-houses, safari tents and motor homes, will generally be supported where the use of the site and ancillary development would not have a significant adverse effect on the visual quality and landscape character of the locality and where the site does not fall within an Agriculture Priority Area. In order to maintain the long-term character of greenfield land the Authority will generally attach a planning condition to any planning permission to ensure that all structures are removed from the site upon cessation of use or when no longer required. Where a proposal does fall within an Agriculture Priority Area such proposals will be supported where it is demonstrated that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Area or cannot practicably be used for commercial agriculture without unacceptable adverse environmental impacts."*

The criteria of Policy OC8(B) are considered below:

*a. where a proposal falls within an Agriculture Priority Area it is successfully demonstrated that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Area or cannot practicably be used for commercial agriculture without unacceptable adverse environmental impacts;*

The application site does not fall within an Agriculture Priority Area. In respect of agricultural land outside of the Agriculture Priority Areas, Policy OC5(B) states that proposals for development which would result in the loss of agricultural land will be supported where the proposed new use accords with all other relevant policies of the Island Development Plan.

*b. the scale of any permanent development is proportionate to the scale of the camping operation concerned;*

The prefacing text to this policy expands upon this criterion as follows, "*Proposals for more permanent forms of development associated with campsites, such as toilet and shower blocks, will be supported, subject to the scale of development being proportionate to the scale of the camping operation*". Camping is previously defined within that text, as set out above, as including movable structures for accommodation, such as, inter alia, safari tents and motor homes. It is clear therefore that, notwithstanding the duration for which such a structure might be in situ, the accommodation pod itself, where that pod is of a lightweight and temporary nature, is not regarded as part of the permanent development of a campsite for the purposes of this criterion.

In light of the above, the permanent development in this case would be limited to works proposed to the existing barn to provide a facilities building and, arguably, the creation of access and parking and introduction of services, although those elements

have been designed to be easily reversible. Cumulatively, those works would be entirely proportionate to the scale of the camping operation proposed.

The remaining development proposed under this application, including the domes and associated bases, whilst proposed on a permanent basis, would not be considered permanent development for the purposes of this policy.

*c. the development is located so as not to have a significant adverse effect on the visual quality or landscape character of the area;*

The requirements of this criterion are reflected in Policy GP1, which states that proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area and, together with Policy GP8, requires that development achieve a good standard of design which respects the relevant landscape character type within which it is set and provides a soft landscaping scheme to mitigate any adverse impacts.

The land on which the proposed development would be located comprises an open grassed area, enclosed by low banks and perimeter tree planting, with scattered trees located on the grassed area. The proposed development would retain the grassed area to the north falling within the area designated as Important Open Land, as open grassed land. Whilst the proposed access would open up views into this area from the road to the north, the proposed grasscrete driveway would not impact on the character and openness of this piece of land and robust buffer planting along the boundary between the glamping area and the land to the north would restrict views of the proposed development.

The land is located on the southern edge of the St Peters Local Centre, where the landscape becomes more rural and is characterised by the hedges, banks, hedgerow trees and tree lined lanes characteristic of the plateau landscape type, where views tend to be short. At present the east boundary of the site comprises an earthbank with regular tree and some understorey planting. Views into the site are however available through gaps in the vegetation. These views of the open land are not however characteristic of this landscape type and provision of robust supplementary planting along the boundary would effectively screen the proposed development, whilst reinforcing the character of the area. This can be controlled by condition. The majority of the trees located on the grassed area are shown to be retained, and those trees, along with those to be retained around the perimeter of the site should be protected during the course of works at the site.

In light of the above, whilst it is acknowledged that the domes would comprise substantial structures of unusual form and would not be finished in a colour which would blend into the surroundings, the position of those structures on the site and the provision of additional landscaping would effectively mitigate any impacts on the character of the area. The material of the domes should however be conditioned to

ensure that the finish is not highly reflective, in the interest of public safety given the location within the Western Airport Runway Safety Zone.

The facilities building is an existing structure to which limited alterations are proposed, and these alterations would not result in any impacts on landscape character or visual amenity.

The provision of access within the north boundary would result in the removal or alteration of c10m of roadside bank, hedging and wall. The existing boundary makes a positive contribution to the character of the area, and loss of a large section is to be regretted, however the creation of a new access would result in significant road safety benefits, as outlined below, and the loss of landscaping could be offset by the additional planting proposed within the site. Furthermore the provision of a new access would facilitate development which supports the local economy and, on balance, these benefits are considered to outweigh any harm to the character of the area resulting from the loss of roadside enclosure.

As noted above, soft landscaping areas are shown along the boundary between the Important Open Land and the glamping area, in the south-east corner of the glamping area, and surrounding each glamping plot. It is recommended that these areas also be expanded to reinforce the length of the eastern boundary and along the sides of the proposed driveway, to prevent encroachment on to the area of Important Open Land. Subject to the provision of a detailed landscaping scheme, this provision would reinforce and enhance the character of the area, protect the amenity of nearby residents and provide biodiversity enhancements in accordance with the Strategy for Nature. The landscaping should be fully implemented prior to the domes hereby approved being first brought into use.

*d. all associated development is proportionate to and remains ancillary or ordinarily incidental to the campsite operation;*

The associated development would include the proposed facilities within Barn 'A', the petanque terrain and the provision of access and parking. These are considered proportionate to the proposed campsite operation.

As discussed above, as currently proposed, the wellness activities, including within the "Yoga Tuition Garden" shown within the domestic curtilage on Drawing No 1427-SK-30/C, would be ancillary and incidental to the glamping site operation. To ensure this remains the case, it is recommended that the use of these facilities by persons not staying at the campsite is controlled by condition.

*e. all structures are removed from the site upon cessation of use or when no longer required;*

The new development proposed outside of the domestic curtilage, including the domes and associated bases and services, and the access drive, parking area and petanque terrain, could be relatively easily removed if no longer required. As

discussed above, the new access point on to Rue des Brehauts would have an impact on the character of the area and is only justified on the basis of its association with the glamping site. It would therefore be reasonable to require closure of that access when no longer required in association with the glamping site. A condition can be attached to any planning permission to ensure that all those structures are removed from the site and the new access is closed upon cessation of use, or when no longer required.

The facilities building is however an existing structure, located within the domestic curtilage and forms part of the protected building group. It would not therefore be reasonable or necessary to require the removal of this building. To ensure that the wellness activities are not carried on other than for purposes ancillary to the campsite use, it is however recommended that the decision be conditioned to ensure that the use of this building reverts to that of an outbuilding ancillary to the primary dwellinghouse at the site upon cessation of the campsite use.

*f. it accords with all relevant policies of the Island Development Plan*

Policies GP1 and OC5(B), and elements of GP8, have been addressed above. Other relevant policies of the Island Development Plan are discussed below.

Subject to the assessment against those policies, it is concluded that the proposal satisfies Policy OC8(B) and is therefore supported in principle by the IDP. To ensure that the operation remains visitor accommodation and does not evolve into a more permanent residential use, it is recommended that the use of the domes is controlled by condition, preventing any occupancy for longer than 28 days.

Impact on the protected buildings & archaeology (Policies GP5 & GP7)

The installation of domes and the associated works not directly relating to the protected buildings themselves would not have an adverse effect on the overall special interest of the setting of the protected building group.

Extensions and alterations are however proposed to Barn 'A', the whole of which is protected, to provide facilities for the campsite. As previously identified, works to create ancillary habitable accommodation on the first and second floors of the western part of the building, together with the installation of rooflights to the north roofslope and a porch to the east gable, were previously approved under FULL/2022/0631.

The current application seeks to demolish the existing structure to the north elevation and to construct a single storey lean-to across that elevation, enclosed at the eastern end to provide a shower and toilet facilities. It is also proposed to create a communal kitchen on the ground floor of the western section of the building, replacing the floor, altering the window in the north elevation to a door and providing external access steps. In the main part of the building it is proposed to replace the earth floor below the apple crusher with cobbles and to encircle that

crusher with timber seating/table, to raise a section of the first floor and to create a fireplace at first floor with chimney above.

The proposals would result in some slight/moderate adverse effects on the protected building, however those effects would be outweighed by the reasonable aspirations of the property owner and the contribution the development would make to the economic objectives of the States, subject to the following being controlled by condition:

- Details of the new door;
- Specifications of the cobbles, timber cladding, balustrade, extractor/vent and fireplace.

As a matter of course it would be expected that all leadwork be installed in accordance with LSA instructions.

Whilst the States Archaeologist has not provided comment on this application, comment on previous applications at this site identified the potential for archaeological interest. It is therefore recommended that an informative is attached to the decision requesting that that Service is notified in the event of any finds of archaeological interest.

#### Traffic and parking (Policies IP6, IP7 & IP9)

Policy IP9 refers to the need to consider the existing public road network's ability to cope with any increased demand as a result of the development. The representations received refer to the narrow lanes around the site and to traffic difficulties which will arise as a result of the development, and the Traffic and Highway Services (THS) consultation response reiterates these issues. Given the traffic management concerns regarding any significant intensification of use of the existing access, it is necessary that the glamping use be served by a new access point and the only option which would avoid the narrow lane to the east is from the Rue des Brehauts in the north boundary. The proposed location of the access, on a Traffic Priority Route and central between the junctions to the west and east of the site, comprises the best practicable location for the new access.

All those staying at the site would be directed through the new access, with no through route possible to the remainder of the site, and the cess pit associated with the domes would be accessible only from that access. Whilst it is noted that there may be other visitors to the site, be that for maintenance, attending the wellbeing activities, or other purposes, those vehicle movements would not be significant. The connection of Barn A to the existing cesspit at the site would not be likely to result in a significant number of trips to empty that pit. In light of the above, THS identify no traffic management concerns.

THS however identified the need for alterations to the access point as initially proposed, on road safety grounds. The amended plans show an increased width to

the access drive, together with the incorporation of bellmouth radii to either side, in accordance with THS advice. The plans also show a corrected sightline, demonstrating that only the very outer edge of the bank would need altering in height, in the direction of oncoming traffic. The amended access would therefore be acceptable in road safety terms. It is however recommended that the decision be conditioned to require the access to be in place prior to the commencement of any other operations at the site, to provide safe access for construction vehicles.

Policies IP6 & IP7 require the Authority to take into account the provision of appropriate levels of private and communal car and cycle parking in accordance with the guidance set out in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

Initially a large expanse of hardsurfacing was proposed to serve the development, and, following deferral, this was subsequently reduced to 16 car parking spaces. The final proposals however provide 9 parking spaces, one for each dome. This would provide adequate parking for the proposed glamping use. As identified above, there may be some additional visitors to the site, however the number of vehicles associated with those uses would not be significant and could be catered for elsewhere on the site, within the domestic curtilage. There is no consent for the Important Open Land to be used for overspill car parking, and it is therefore recommended that additional landscaping is required to either side of the driveway to prevent any encroachment onto that land.

No specific cycle storage is proposed, however the agent notes that there is sufficient space on site for the provision of such storage and explains that the applicant does not wish to formalise the provision, due to the visual impact of additional structures. Whilst it might be preferable to provide allocated cycle storage, in this instance, the argument put forward by the agent is accepted and on balance it is not considered necessary to provide dedicated cycle storage.

#### Development on Important Open Land (Policy LC1)

In respect of development on the Important Open Land, following deferral, this has been limited to the provision of an access point in the north boundary and a driveway across the land.

Policy LC1 only allows for development on Important Open Land where it relates to new outdoor formal recreation or informal leisure and recreation, or where it relates to the rebuilding, extension or alteration of existing buildings or structures. The current proposals relate to new development ancillary to the provision of visitor accommodation, and do not therefore meet the requirements of this policy.

The agent refers to development at Styx (ref FULL/2020/0737) as a precedent for works on Important Open Land. Irrespective of the respective extent and impact of the works approved at Styx and those proposed under the current application, the fact remains that Policy LC1 allows for development in such areas only in association

with specific uses. As set out within the report appended to the decision notice for Styx, the development in that instance related to the extension of an existing leisure and recreation use and therefore fell squarely within the policy provisions. The current application is for development associated with visitor accommodation and would not therefore fall within the type of uses permitted under Policy LC1.

Notwithstanding the above, the works proposed within the Important Open Land are limited and would not, in themselves, impact significantly on the openness of the land. Furthermore, the surfacing proposed for the access drive would maintain a grassed finish to the drive, and would be easily reversible. As outlined above, there would be road safety concerns regarding an intensification of use of the existing site access, and the current proposal for a new access represents the best practicable solution in road safety terms, enabling and facilitating the provision of accommodation which would support the Island's visitor economy. Taking into account all of the above, it is considered that the provision of access and a driveway across the Important Open Land could, in this case, be accepted as a minor departure to Plan policy under Section 12(2) of the Land Planning and Development (General Provisions) Ordinance, 2007.

The agent has noted that the remainder of the designated area will be retained as open land and makes reference to potential use for outdoor activities ancillary to the use of the glamping site. For the avoidance of doubt, the submitted plans do not indicate any change of use of the Important Open Land, and no such change of use is conferred. That land remains classified as agricultural and cannot be used for any other purpose, including any regular use for parking or other activities associated with the glamping site, and excepting the provision of access as set out on the submitted plans.

#### Effect on the reasonable enjoyment of neighbouring properties (Policies GP8 & GP9)

A number of representations have been received objecting to the proposal and raising a number of concerns in respect of disruption arising from the proposed development, specifically in relation to noise and vehicle movements associated with the proposed development, and noting this will be exacerbated if weddings and other events are permitted.

Nearby residential properties are located immediately to the north-west of the site, abutting the site boundary, and across the Rue Des Caches and adjacent fields to the east and south-east, at a distance of 45m and 65m respectively. Further properties are located along the Rue des Brehauts in either direction, and along the Rue des Rondiaux to the south-east.

Issues in respect of disturbance can be difficult to assess objectively, and the perception of impact can also be important. However, the application was referred to the Office of Environmental Health and Pollution Regulation for comment, since this is where complaints about noise and disturbance are often directed. The Office for Environmental Health and Pollution Regulation did not raise any objection to this

proposal, subject to provision of a condition preventing any amplified sound at the site. The additional boundary landscaping and enclosure hedging would also help to provide some mitigation. If noise nuisance became a concern, statutory controls can be imposed by Environmental Health to prevent nuisance.

The level of vehicular traffic, position of the proposed access and driveway, and the fact that traffic would be directed on to the main road to the north, would limit any impacts arising from that traffic.

As noted above, the number of weddings and other such events proposed would not amount to development requiring planning permission, and would not therefore be subject to control under planning legislation.

No lighting provision is shown on the submitted plans, and it is not envisaged that significant lighting would be required. Any such provision should therefore be achievable without disruption to neighbouring properties, or local wildlife. This matter can however be controlled by condition.

#### Sustainable Development (GP9)

In terms of Policy GP9 on Sustainable Development the applicant has confirmed that, where applicable, full compliance with the requirements of the Building (Guernsey) Regulations 2012 and the Guernsey Technical Standards have been taken into account. Given the nature of the proposed development this is sufficient to address the requirements of Policy GP9 in this case.

#### Other matters

Concerns have also been expressed in the letters of representation regarding the potential for intensification of the use once the glamping site becomes established. Any such intensification could alter the assessment set out above and it is therefore considered necessary to limit the number of domes to those approved, and to prevent any other form of camping at the site. Any intensification of use would therefore require a formal application, which would be advertised in the normal manner, and be assessed on its merits under the relevant Plan policies at that time.

The application does not include a proposal for a solar array and any such proposal would have to form the subject of a separate application for planning permission, assuming that it falls outside of the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 or any Ordinance replacing or re-enacting that Ordinance.

#### Conclusion

The provision of access across the Important Open Land to the north of the site is accepted as a minor departure to Plan policy, under Section 12(2) of the Land

Planning and Development (General Provisions) Ordinance, 2007, for the reasons set out above.

The proposals otherwise accord with the purpose of the Law, material considerations and relevant planning policies and approval is recommended, subject to the conditions set out above.

**Date:** 05/05/2023

