

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: Demolish glasshouses to east of site, remove water tank and chiller unit. Convert, extend and alter building to create dwelling and associated works including the change of use of agricultural land to domestic garden.

LOCATION: Beaumont, Rue De La Porte, Kings Mills, Castel.

APPLICANT: Mr & Mrs I & J Dorey

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: 06/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Drawing Nos: 001-2-001B, 002C, 003C, 004B, 005B & 008C.

Application Ref: FULL/2024/1773

Property Ref: D01008A000+D01008C000+D002900000

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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by

the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i) c. of this condition

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

5. 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, when developed is free from contamination, in the interests of public health and safety.

6. The proposed hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The landscaping scheme shall be fully completed, in accordance with the details within the Biodiversity Statement Rev C, Wildflower meadow guidance and Plan 001-2-008 C, by the end of the planting season following the grant of consent (by 31st March 2026). 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. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

8. The earth banks forming the east and south boundaries of the domestic land shall be constructed in accordance with the Biodiversity Statement Rev C and positioned as

shown in plans 001-2-002 and 008C, prior to the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

9. Prior to first use/occupation of the new dwelling hereby permitted, the existing glasshouses shall be demolished and all ancillary materials, works and structures shall be removed from the site, with the exception of the two existing building located immediately to the south of the proposed dwelling and new curtilage. These two buildings to be retained shall not be used other than for agricultural purposes only, in connection with the agricultural use of the land, at any time.

Reason - To secure the clearance of the existing glasshouses and ensure compliance with Policy OC7.

Expiry Date: This permission will cease to have effect on 05/03/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats/birds may be roosting/nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present 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 on 07781 166924 or email info@societe.org.gg.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1773
Property Ref: D01008A000+D01008C000+D002900000
Valid date: 08/11/2024
Location: Beaumont Rue De La Porte Kings Mills Kings Mills Castel
Guernsey GY5 7JR
Proposal: Demolish glasshouses to east of site, remove water tank and
chiller unit. Convert, extend and alter building to create
dwelling and associated works including the change of use of
agricultural land to domestic garden.
Applicant: Mr & Mrs I & J Dorey

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.

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and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i) c. of this condition

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

5. 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, when developed is free from contamination, in the interests of public health and safety.

6. The proposed hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The landscaping scheme shall be fully completed, in accordance with the details within the Biodiversity Statement Rev C, Wildflower meadow guidance and Plan 001-2-008 C, by the end of the planting season following the grant of consent (by 31st March 2026). 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. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

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8. The earth banks forming the east and south boundaries of the domestic land shall be constructed in accordance with the Biodiversity Statement Rev C and positioned as shown in plans 001-2-002 and 008C, prior to the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

9. Prior to first use/occupation of the new dwelling hereby permitted, the existing glasshouses shall be demolished and all ancillary materials, works and structures shall be removed from the site, with the exception of the two existing building located immediately to the south of the proposed dwelling and new curtilage. These two buildings to be retained shall not be used other than for agricultural purposes only, in connection with the agricultural use of the land, at any time.

Reason - To secure the clearance of the existing glasshouses and ensure compliance with Policy OC7.

INFORMATIVES

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats/birds may be roosting/nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present 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 on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The application site is a redundant glasshouse site which is situated to the east of Kings Mills and accessed from Rue de la Porte. The site includes nine spans of glass to the east, a blockwork building with a corrugated asbestos roof which is a former packing shed to the west, along with a water tank, and other smaller ancillary buildings. The site is located Outside of the Centres as defined by the Island Development Plan. The site is also within an Agriculture Priority Area.

Relevant History:

PREA/2024/0175

Existing Use(s):

28 Agriculture

Brief Description of Development:

Planning permission is requested to extend and convert a blockwork packing shed to a three-bed dwelling including the change of use of agricultural land to create domestic garden and parking area.

The conversion of the building involves demolishing a chimney and fuel tank, installing a replacement zinc roof, alterations to fenestration and the erection of a pitched roof linking extension. The application includes the demolition of all the existing glasshouses on the wider site and proposes to retain the remaining small ancillary buildings for agricultural use.

The application is accompanied by a Structural Engineering appraisal of the existing building.

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

Policy OC1 – Housing Outside of the Centres
Policy OC7 – Redundant Glasshouse sites
Policy GP1 – Landscape Character and Open Land
Policy GP8 - Design
Policy GP9 – Sustainable Development
Policy GP15 – Creation and Extension of Curtilage
Policy GP16(A) – Conversion of Redundant Buildings
Policy IP7 – Private and Communal Parking
Policy IP9 – Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation have made the following comments:

I have reviewed the proposed plans for Beaumont Vinery which were received by email on 19th November 2024 and there are a number of issues of concern that I must raise. I have reviewed the historic records and maps related to the application. I can see that there are greenhouses on the site and therefore I would have concerns for contamination from the horticultural/agricultural industry, specifically but not limited to pesticides and heavy metals. I note that there is also a storage tank detailed on historic maps, this could have contained hydrocarbons, and although not detailed on the historic records it is possible this contained fuel to heat the greenhouses. As such, it is possible the land may be contaminated by hydrocarbons. I note that the structural report of the application also details a packing shed with an asbestos roof. I would also therefore be concerned for possible asbestos

contamination of the soil. With this in mind I would be inclined to recommend that the Planning Authority apply the full contaminated land condition detailed below.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

- (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:
 - (a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation work in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i) c. of this condition”

Informatives/Advice Notes

With reference to condition X a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Summary of Issues:

- Principle of development and Policy OC7
- Redundancy of building
- Design and impact of the development on the landscape character and appearance of the area,
- The impact of the development on amenity,

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).**

1 - Purposes of the law.

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

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

The principle of development (Policy OC7)

The building which forms the subject of this application comprises a former packing shed which appears to have served the glasshouses which once stood on the land to the east of the shed and the existing glasshouses which are proposed to be removed as part of this application. The application site therefore comprises a redundant glasshouse site for the purposes of the Island Development Plan and Policy OC7 would apply.

In respect of that policy, the site is located within an Agriculture Priority Area. The current proposal would however clear the vast majority of the site, enabling the use of that land for agriculture, whilst the proposed change of use would be limited to a restricted area in the north-western corner, close to the surrounding residential development.

If cleared, the site would contribute to a wider area of open land, and this would extend to the packing shed. The packing shed is, however, well related to existing development to the north and retention of that building in itself would not compromise the significant benefits accrued by the clearance of the remainder of the site. The demolition of all glasshouses on the remainder of the site would therefore achieve the contribution to openness sought under this policy and enable the retention of the building proposed for conversion, and this can be controlled by condition.

Redundancy and conversion:

Where a proposal is for the conversion of a redundant ancillary structure, Policy OC7 requires that a proposal meet the terms of Policy GP16(A). The requirements of that policy, together with the remaining criteria i-vi of Policy OC7, are addressed below.

The proposal relates to the conversion of a building and the creation of associated domestic curtilage. The application proposes the clearance of the site in order that the majority of the land can be returned to agricultural use. With a section of approx. 800m² converted to garden for the new residential unit created. This aspect will be assessed against Policy GP15 further below and the Strategy for Nature SPG.

Policy OC1 provides for new housing Outside of the Centres only where it is achieved through the subdivision of an existing dwelling or the conversion of a redundant building. As this application proposes the conversion of a redundant packing shed, the principle of residential development on this site is considered acceptable in the context of Policy OC1.

Policy GP16(A) provides for the conversion of redundant buildings subject to meeting the requirements of a number of criteria. Each has been addressed in turn below.

Policy GP16(A) states that *the conversion of an existing building will be supported where:*

a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose; and,

The commercial use of the site has ceased, and the majority of glasshouses have been removed. The applicant advises that the building is also no longer required in connection with the adjacent vinery which is to be removed as part of this application. On this basis it is accepted that the building is redundant.

b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses; and,

The application proposes the establishment of a single residential unit.

c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding; and,

The application is accompanied by a Structural Engineering appraisal of the building. The report acknowledges that the building is of a sound and substantial construction and is capable of conversion without significant or substantial structural works. Building Control was also consulted on the application. It concluded that the proposed structural works are not significant, and the information submitted is sufficient to demonstrate that the building is of sound and substantial construction and does not require extensive rebuilding or alteration. The asbestos roof is to be encapsulated and not replaced. The alterations to the fenestration would not amount to extensive works.

The building has a total footprint of approximately 126m² which significantly exceeds both the Guernsey minimum accommodation standard for a six-person dwelling (71m²) and also exceeds the UK DCLG best practice standard of 95m² for a 3-bedroom, 6 person dwelling over 1 storey.

d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced; and,

e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area; and,

There are no protected buildings within the immediate vicinity and the existing building has no particular architectural merit.

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape; and,

The impact of the development on the character and openness of the landscape is an important consideration in this case (Policies GP15 and GP16(A)). In addition, Policy OC7 requires the site to be laid out to achieve the most effective and efficient use of land and the least negative visual and amenity impacts. In these respects, the clearance of the glasshouses would open up views across agricultural land to the benefit of the character and openness of the surrounding landscape. The clearance of the glasshouses and restoration of the agricultural land can be dealt with by condition. The proposal improves visual access to open and undeveloped land and would have no unacceptable impacts on the character and openness of the landscape, in accordance with Policies GP15, GP16(A) and OC7.

g. the conversion would not require more than modest extension to the existing building for it to be achieved; and,

The proposed extension is just less than 20% larger than the combined floor area of the packing shed and the existing adjacent outbuilding (which is proposed to be removed). Although the physical attachment of the outbuilding is debatable (rudimentary lean-to roof attachment) the built form is read together and there is an internal opening from the main packing shed into the outbuilding (former chiller unit) which means it can be considered as existing floor area. The extension, although not required to facilitate the conversion into a unit of accommodation in itself, is required to provide sufficient living accommodation given that a three-bedroom dwelling is proposed and is considered to be modest in scale as just less than 20% larger than the floor area of the existing built form.

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

The distance between the proposed dwelling and neighbouring residential properties is sufficient to safeguard the amenities of neighbouring residents. There is likely to be a limited increase in the use of the shared track and access, but it is unlikely that the proposed development will cause any significant adverse impact on neighbouring amenity. The proposed use of the site for a 3-bed dwelling and an agricultural field is unlikely to generate a significant amount of vehicle movements to and from the site. The proposal would have a limited impact on road safety and traffic management within the area (IP9).

The proposed dwelling includes adequate parking and amenity space. The proposal would provide a satisfactory living environment for the occupiers of the dwelling.

Strategy for Nature

There is a requirement for all applications involving the change of use of agricultural land to domestic garden to be accompanied by information demonstrating environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted.

A Biodiversity Statement has been provided which includes proposals for native species planting, earthbank, bat/bird boxes and the creation of a wildflower meadow. This will be conditioned to be secured and will provide the required biodiversity enhancements necessary.

The Biodiversity Statement indicates that the site is known to be a habitat for nesting birds and the site is in an area which has a potential for bat roosts. For this reason, an informative note has been added regarding this.

Amenity and parking provision

The converted building would provide an appropriate level of accommodation. The size and quality of the indoor and outdoor space would be good and there would be an attractive outlook from the dwelling. Overall, the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

The proposed parking provision is appropriate for the size and type of dwelling proposed, in accordance with the requirements of Policy IP7. The plans do not indicate secure cycle storage although there is plenty of space for its provision within the curtilage of the dwelling.

The proposal shares the existing access already used by agricultural vehicles and adjoining neighbours, the conversion is not expected to result in an intensification of the use, or any amenity or highway issues.

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access and good circulation and the accommodation is provided over a single level, in accordance with the requirements of Policy GP8.

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. Details of the proposed terraces will be conditioned to ensure that permeable paving is used.

Other matters:

Policy OC7 requires the demolition and removal from the site of all ancillary structures which are not capable of being used for a use in accordance with the relevant policies of the IDP. In this instance, the applicant has requested the retention of the existing ancillary buildings to the south of the proposed curtilage for agricultural storage. This is acceptable due to their small scale and a condition has been applied to ensure their ongoing use for agriculture only, along with the requirement to remove the remaining glasshouses and structures.

Summary

The conversion of the building to a dwelling and the clearance of the remainder of the redundant glasshouse site represents an effective and efficient use of the land. The single storey accommodation provides flexible and adaptable accommodation, and the proposal accords with Policy GP8. The conversion of the building includes installing internal insulation and modern windows/doors and information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The comments of The Office of Environmental Health and Pollution Regulation are set out in full above. Due to the former use of the site, there are concerns about the potential for contaminated land and it is recommended that investigations and if necessary, remediation works are undertaken to address this.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would not impact on any protected buildings, trees, monuments or on any Sites of Special Significance.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 04/03/2025

