

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: Erect fencing for sand dune restoration (Site of Special Significance) (partially retrospective).

LOCATION: Grandes Rocques Sand Dunes, Rue De La Saline, Cobo, Castel.

APPLICANT: Agriculture Countryside & Land Management Services

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: 08/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan & Fencing Specifications

Application Ref: FULL/2025/0184

Property Ref: D01906A000

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 fencing hereby approved shall be removed when no longer required for sand dune restoration.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 07/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

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

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

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

Copy of representations made:

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

Other Remarks:

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

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

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

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/0184
Property Ref: D01906A000
Valid date: 26/02/2025
Location: Grandes Rocques Sand Dunes Rue De La Saline Cobo Cobo
Castel Guernsey
Proposal: Erect fencing for sand dune restoration (Site of Special
Significance) (partially retrospective).

Applicant: Agriculture Countryside & Land Management Services

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 fencing hereby approved shall be removed when no longer required for sand dune restoration.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to erect 1.1m high chestnut paling fencing for sand dune restoration. The works are partially retrospective as a section of fencing has been installed.

The site comprises of an area of sand dunes forming the coast along Grandes Rocques Bay. The site is Outside of the Centres and within the Port Soif to Pont du Valle Site of Special Significance.

Relevant History:

None

Existing Use(s):

Beach/public open land

Assessment: *(Tick as appropriate)*

no representation



accords with policy



within curtilage



design acceptable



visual amenity acceptable



no material neighbour impact



traffic not affected

**Policies considered most relevant:**

OC9 – Leisure and Recreation Outside of the Centres

GP1 – Landscape Character and Open Land

GP2 – Sites of Special Significance

GP8 – Design

Conclusion/Brief comment:

The installation of chestnut paling fencing at the toe of and within the open dune aims to increase the extent of the established open dune habitat, eliminate the erosion of the dune caused by trampling, maintain the dunes natural coastal defence properties and maintain the pathway to a reasonable condition.

The design of the fencing is appropriate within this coastal setting and its retention for a temporary period whilst the dune re-establishes itself will have a limited impact on the landscape character and appearance of the area. Whilst the proposal will close some desire lines, adequate public access to the bay would be retained.

By stabilising and increasing the extent of the open dune habitat the proposal will enhance the special interest of the Site of Special Significance, in accordance with Policy GP2.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 04/04/2025

