

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: Erection of fence and gates and hardstanding to agricultural land (Site of a Protected Building) (Retrospective).

LOCATION: Barn Lodge, La Grande Maison Road, Vale.

APPLICANT: Ms M Greenfield

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: 15/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 1:500 scaled annotated block plan (date stamped received 05/02/2025), annotated photograph labelled block plan 1 showing field gates, (date stamped received 17/02/2025), photograph showing fencing, photograph showing field gate to be relocated (date stamped received 17/02/2025)

Application Ref: FULL/2025/0216

Property Ref: C020810000

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.

Expiry Date: This permission will cease to have effect on 14/05/2028 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/2025/0216
Property Ref: C020810000
Valid date: 17/02/2025
Location: Barn Lodge La Grande Maison Road Vale Guernsey GY6 8LP
Proposal: Erection of fence and gates and hardstanding to agricultural land (Site of a Protected Building) (Retrospective).

Applicant: Ms M Greenfield

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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached property, associated residential curtilage and an agricultural field situated to the south of La Grande Maison Road and to the east of Pleinheume Road.

The site is situated Outside of the Centres as designated in the Island Development Plan. The main dwelling (Barn Lodge) and the neighbouring properties (Joie du Vivre and Maison De Bas) are protected buildings.

Relevant History:

FULL/2010/1541	Extend and convert barn to dwelling, erect conservatory on rear (south east) elevation, erect lean-to porch on side (south west) elevation, remove hedge and erect garden wall (protected building).	Granted 12/08/2010
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Existing Use(s):

Residential – property and associated garden area;
Agriculture – field to the west of the dwelling.

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:

OC5(B)	Agriculture Outside of the Centres Outside of the Agriculture Priority Areas
GP1	Landscape Character and Open Land
GP5	Protected Buildings
GP8	Design
IP9	Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Retrospective planning permission is sought for the erection of fencing and gates and hardstanding to agricultural land situated to the west of the main dwelling. The

scheme also includes the relocation of an existing gate from the north boundary of the agricultural land to the east boundary (not retrospective).

The hardstanding has been created along the southern boundary of the agricultural land and the surfacing material comprises gravel. Vegetation has also been cleared from this area (which does not require planning permission) to reinstate an existing access in the southwest corner of the site. The width of the access has not been altered and remains as shown on the 1979 aerial imagery when it served the glasshouses on site. The reestablished access point provides the only vehicle access point for the agricultural land currently used by the applicant to house chickens.

Set back from Pleinheaume Road by circa 9m are wooden farm gates measuring 4.5m in width by 1.1m in height that have been installed to provide an element of enclosure/security to the property. Along the southern boundary and along part of the northwest corner of the stie standard chicken wire type fencing attached to vertical wooden posts has been erected. The fencing and posts at their maximum height measure 1.67m from ground level.

Although at present the fencing is clearly visible, the type of fencing used is acceptable on agricultural land and over time will dull down in appearance and will blend in with the surrounding area. The gates are standard 5 bar style farm gates and the hardstanding, is of a suitable material both of which are acceptable in this location. The relocation of a field gate as also shown is acceptable. Overall the scheme would not harm the visual character or appearance of the surrounding area or harm residential amenity.

The scheme would not harm the setting of any of the protected buildings in this location and accords with policies GP5 and GP8 in this respect.

As referred to above the width of the access point has not been altered and the field gates have been set back from the highway sufficient distance to allow a vehicle to leave the highway whilst the gates are being opened without causing obstruction. Sufficient space also exists within the site to enable vehicles to enter, turn around, and leave forward facing. The scheme would therefore not harm highway safety.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:
Grant with Conditions



Date: 14/05/2025