

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 field shelter on agricultural land to west of site.

LOCATION: Land at Rue Des Longs Camps, St. Saviour.

APPLICANT: Miss J Valpied

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: 09/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan, Field Shelter Details

Application Ref: FULL/2025/0229

Property Ref: E001330000

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.Within six months of the date when use of the structure hereby permitted for agricultural or horticultural purposes ceases, or such other period previously agreed in writing by the Authority, the structure shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the structure if there is no longer any such requirement.

Expiry Date: This permission will cease to have effect on 08/04/2028 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/2025/0229
Property Ref: E001330000
Valid date: 13/02/2025
Location: Land at Rue Des Longs Camps St. Saviour Guernsey
Proposal: Erect field shelter on agricultural land to west of site.

Applicant: Miss J Valpied

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).

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be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the structure if there is no longer any such requirement.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an agricultural field situated to the south of Rue Des Longs Camps. Surrounding the site the area comprises residential properties to the north, west and southeast with open fields to the south and beyond the residential properties.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

FULL/2021/0038	Erect polytunnel and fencing.	Granted 31/03/2021
FULL/2011/3773	Construct roadside bank.	Granted 01/02/2012
FULL/2011/1028	Raising of ground level to improve drainage.	Refused 18/05/2011
FULL/2011/1027	Raise level of roadside earth bank	Withdrawn 18/05/2011
PAPP/2004/0204	Install a mobile field shelter (revised).	Refused 19/03/2004
PAPP/2003/3962	Install field shelter.	Refused 12/12/2003

Existing Use(s):

Agriculture

Assessment: *(Tick as appropriate)*

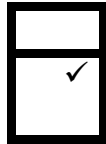
no
representation
accords with
policy

✓
✓

visual amenity acceptable
no material neighbour impact

✓
✓

within curtilage
design
acceptable



traffic not affected



Policies considered most relevant:

Island Development Plan Policies:

- OC5(A): Agriculture Outside of the Centres – Within the Agriculture Priority Areas;
- GP1: Landscape Character and Open Land;
- GP8: Design

Conclusion/Brief comment:

Planning permission is sought to erect a 3.3m x 9.6m x 2.56m (high) field shelter adjacent to the west site boundary. The shelter comprises a metal frame with a dark green PVC tarpaulin cover with an earth floor and is proposed to store agricultural machinery, including cab-less tractor and implements, and animal feed, specifically hay. The applicant states that they manage several fields around the parish, used for horses, goats and poultry and, whilst not explicit within the responses, it appears that the tractor and equipment would be used both at this site and other sites within the management of the applicant. The hay stored would primarily be produced on the other sites within the management of the applicant, possibly with a small amount imported to supplement as required, and would be used for feeding animals on this site and on the other sites within the same management. At present hay has been plastic wrapped and stored outside, but this generates significant waste.

The applicant has confirmed that the keeping of animals and any growing on this site and those others within the same management, is for personal purposes only and not for any commercial purposes. This application pertains to the growing/storage of hay and the keeping of animals, as opposed to any small scale growing which may occur on the land, and the use would be considered hobby farming for the purposes of planning policy.

The site is located on agricultural land defined as within the Agriculture Priority Area, Outside of the Centres in the Island Development Plan and, in light of the above, the development proposed would principally be considered under Policy OC5(A).

Policy OC5(A) sets out that development relating to the agricultural use of an existing farmstead or agricultural holding, or for a purpose ancillary and incidental to an agricultural use, will be supported where there are no other buildings or structures at the holding which could be used for the proposed purposes. In this case, the hay is presently stored outside and there are no other structures which could accommodate this storage.

In this case, Policies GP1 and GP8 would also be relevant, in respect of impact on open land, the character of the area and neighbour amenity.

The proposed structure is of modest scale, proportionate to the nature and scale of the use of this site, and is a lightweight structure constructed in such a way and of such materials which would make it easily removable should the use cease. Although visible from short sections of Rue des Longs Camps, any views are obscured by the roadside vegetation and given the limited height, scale and overall appearance of the structure and its position close to an existing site boundary (which comprises large trees and planting), any harm on the landscape character or appearance of the surrounding area would not be so substantial to warrant the refusal of planning permission. It is however reasonable to require removal of the structure should the requirement for it cease in the future, in the interests of preserving the ongoing use of the agricultural land and the openness of the area.

The development would be situated adjacent to the boundary with the neighbouring property to the west. That boundary is however formed by robust planting and, given the scale and nature of the proposed structure, the proposal would not cause any harm to the amenities of that property.

The proposal accords with the purpose of the Law, material considerations and relevant planning policies and it is recommended that the application be approved, subject to the condition outlined above.

Recommendation:

Grant with Conditions



Date: 09/04/2025

