

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: Extend arena to south of site, install replacement arena surface and associated works.

LOCATION: BSJA Show Ground, Chemin Le Roi, St. Martin.

APPLICANT: BS Guernsey

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: 12/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Steve De Vial & Company Ltd - Site Location Plan, 2024-821-2 (x2 received 13/03/2025 and 07/05/2025) & Combi-Ride Surface Brochure

Application Ref: FULL/2025/0368

Property Ref: J007690000

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 11/05/2028 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/2025/0368
Property Ref: J007690000
Valid date: 13/03/2025
Location: BSJA Show Ground Chemin Le Roi St. Martin Guernsey
Proposal: Extend arena to south of site, install replacement arena surface and associated works.

Applicant: BS Guernsey

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 is situated to the north of Chemin le Roi with areas for vehicle/horsebox parking to either side of the main gate. A secondary access is situated to the east of the south site boundary. An access way runs north/south on the site with further parking (generally utilised for horsebox parking on event days) in the northwest corner of the site. There are three arenas on the site, one to the west of the access and two to the east, one of which has an 'all weather' surface installed along with a sand school which is located in the northeast corner of the site. There is a cluster of buildings/structures between the access way and eastern arenas.

The site currently contains three arenas (Alexander Plumbing, Gower and Clegg Gifford) and a sand school plus a building housing the clubhouse and toilets, a workshop/store a second store and a land management store. These buildings were present on the site when the land was utilised as a vinery, visible in the 1979 aerial photograph.

The site is located Outside of the Centres and within an Agriculture Priority Area as designated in the Island Development Plan. The site is also situated within the Airport Consultation Zone.

Relevant History:

PAPP/2004/3008 - Lay an all weather equestrian riding surface – granted
Condition 6 relating to reversion to agricultural land "shall not be of a permanent nature and no concrete or similar permanent construction shall be used"

PREA/2018/0901 – retain temporary stables on site until the end of 2018 – agreed until 30/09/2018. In previous years temporary stables have been erected in connection with the Horse of the Year show which have been concluded not to require planning permission by the Planning Service on the basis that they are temporary and in use for a week at the end of August (construction not before August and removed by the end of September)

FULL/2024/0910 – Change of use of agricultural land to an Equestrian Recreation Facility (sui-generis) (37,150sqm). (Retrospective) – granted

Existing Use(s):

Equestrian recreation facility

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

OC9: Leisure and Recreation Outside of the Centres
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

The site is occupied by an equestrian facility which, for the purpose of the IDP represents Outdoor Formal Recreation (equestrian related activities) which falls to be assessed against Policy OC9.

The proposal relates to:

Area 1

The enlargement of the all-weather 'Gower' arena with associated resurfacing and post and rail fencing.

Area 2

Relay the salvaged material from the 'Gower' arena in front of the temporary buildings to create a warmup area (c. 50m x 25m) contained by a perimeter kerb formed from concrete edging.

Policy OC9 makes provision for extensions/alterations to outdoor formal recreation where ancillary built development is proportionate to the nature and scale of the use. The submission sets out that the site is a multi-aspect club with show jumping, dressage and Pony Club activities and the enlargement proposed will allow for more course variations for jumping and a bigger training area for training exercises and larger horses. The works proposed to the 'Gower' arena and to provide a warm up area remain proportionate to the equestrian facility on the site and will have no greater impact on the character of the locality than the existing arenas and enclosures.

Policy OC9 also seeks to address the matter of sites within the Agriculture Priority Area (APA). This was fully addressed as part of the change of use application granted in 2024 so although the land does fall within the APA the land is not recognised as being in agricultural use. Although the site is within the APA the resurfacing and reuse of salvaged arena surfacing works proposed would have no greater impact on

the contribution of the site to commercial agriculture than the existing situation and in this regard Policy OC9 is satisfied.

The site sits within a Public Safety Area due to its relationship with the airport and falls within the Airport Consultation Zone where development should not inhibit or interfere with the safe and effective operation of the airport. The surfacing works proposed would not affect the safe operation of the airport nor result in any new congregation or new activities within this designated area.

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.

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 12/05/2025

