

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 single storey outbuilding/garage to west of site, erect covered cantilevered walkway to south boundary, and install hardstanding and associated landscaping.

LOCATION: Vale Mill, Hougue Du Moulin, Vale.

APPLICANT: Vale Mill Ltd

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: 01/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 2962 CD/19A, CD/20, CD/21A, CD/22A

Application Ref: FULL/2025/0781

Property Ref: C003700000+C02655B000

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.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) a plan delineating the extent of hardsurfacing proposed and confirmation of the finish and method of laying for all hard surfacing;
- ii) full details of tree, hedge and other planting along the roadside and west boundaries of the area of development, and to the area immediately to the north-east of the garage building hereby approved;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6.No development shall begin on the walkway hereby approved until the following have been submitted to and agreed in writing by the Authority:

- a) full details of the eastern end of that walkway, including details of the abutment to the adjoining structure/land; and
- b) precise details of the planters proposed to the roof of the walkway, including drawings showing the method of construction, details of the plant species to be used and a plan for their management and maintenance.

The development shall be carried out only in accordance with the agreed details and the planters shall be formed and planted in the first planting season following completion of the walkway.

Reason - The information provided with the application does not include full details of the eastern end of the walkway and does not demonstrate that the indicated planters would provide sufficient roof coverage. This condition is imposed to make sure that the abutment is of satisfactory design and the proposed planting would provide sufficient screening, to ensure no adverse impact on the character of the area.

7. For the avoidance of doubt, this decision permits the proposed garage building and tractor store to be used only for purposes incidental to the enjoyment of the residential use of the Mill building and associated land.

Reason - To define the permission for the avoidance of doubt. Any separate use of the building would require consideration against different planning policies.

8. This permission confers no consent for the erection of the gates shown on the submitted drawings.

Reason - The gates shown on the submitted drawings are of formal appearance and would be out of character in this rural setting, contrary to Policies GP8 (Design) and GP13 (Householder Development) in the Island Development Plan.

Expiry Date: This permission will cease to have effect on 31/07/2028 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/2025/0781
Property Ref: C003700000+C02655B000
Valid date: 23/05/2025
Location: Vale Mill Hougue Du Moulin Vale Guernsey GY3 5NQ
Proposal: Erect single storey outbuilding/garage to west of site, erect covered cantilevered walkway to south boundary, and install hardstanding and associated landscaping.

Applicant: Vale Mill Ltd

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.

4. No development, excluding demolition and site works, shall begin until a

landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) a plan delineating the extent of hardsurfacing proposed and confirmation of the finish and method of laying for all hard surfacing;
- ii) full details of tree, hedge and other planting along the roadside and west boundaries of the area of development, and to the area immediately to the north-east of the garage building hereby approved;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6. No development shall begin on the walkway hereby approved until the following have been submitted to and agreed in writing by the Authority:

- a) full details of the eastern end of that walkway, including details of the abutment to the adjoining structure/land; and
- b) precise details of the planters proposed to the roof of the walkway, including drawings showing the method of construction, details of the plant species to be used and a plan for their management and maintenance.

The development shall be carried out only in accordance with the agreed details and the planters shall be formed and planted in the first planting season following completion of the walkway.

Reason - The information provided with the application does not include full details of the eastern end of the walkway and does not demonstrate that the indicated planters would provide sufficient roof coverage. This condition is imposed to make sure that the abutment is of satisfactory design and the proposed planting would provide sufficient screening, to ensure no adverse impact on the character of the area.

7. For the avoidance of doubt, this decision permits the proposed garage building and tractor store to be used only for purposes incidental to the enjoyment of the

residential use of the Mill building and associated land.

Reason - To define the permission for the avoidance of doubt. Any separate use of the building would require consideration against different planning policies.

8. This permission confers no consent for the erection of the gates shown on the submitted drawings.

Reason - The gates shown on the submitted drawings are of formal appearance and would be out of character in this rural setting, contrary to Policies GP8 (Design) and GP13 (Householder Development) in the Island Development Plan.

OFFICER'S REPORT

Site Description:

The application site includes the mill building and the area of land immediately to the west which is presently gravelled and used for parking, in addition to providing access to the field to the north and residential properties to the east. The site also includes the quarry and surrounding land to the west, which has permission to be used for domestic purposes ancillary to any residential use of the mill. The field to the north and one of the residential properties to the east also fall within the ownership of the applicant, but do not form part of the application site.

The mill is bounded by a terrace of 8 back-to-back 2 storey cottages immediately to the east. Those cottages benefit from amenity space to the north and parking to the east of the terrace, but also have parking areas immediately to the north and south of the mill building.

The application site is otherwise bounded by roads to the south and north, with the nearest residential properties located on the opposite side of those roads. To the west the site is bounded by a field, separating the site from another road in that direction, on the opposite side of which are further residential properties.

The application site is located Outside of the Centres in the Island Development Plan, on the north-west edge of the Bordeaux conservation area. The whole of the Vale Mill is a protected building, Grade B, and the mill building, adjacent cottages, surrounding hard landscaping and field to the north fall within the conservation area and the quarry and land to the west falls outside of that designation.

Relevant History:

FULL/2015/0870 Convert mill to a dwelling. Approved 14/08/15

FULL/2018/0329 Extend curtilage of Vale Mill site to include Quarry and surrounding land. Approved 06/04/2018

FULL/2020/0135 Convert mill to dwelling house including alterations to fenestration, erection of two storey glazed entrance extension, construction of underground extension from mill to quarry face; Create cantilevered terraces and pathway around quarry; Install floating pontoon and summerhouse in quarry; Widen vehicular access, lower roadside wall and erect fence to south boundary (Protected Building). Approved 14/08/2020

FULL/2022/0710 Erect earthbank to north boundary and install pontoon (retrospective). Approved 01/06/2022

FULL/2022/1156 Remove earthbank and create vehicle access to south boundary (Retrospective). Approved 23/08/2022

FULL/2023/1551 Variations to plans previously approved to convert mill into dwelling - Weatherproofing of observation decks, including new roof covering, addition of cladding and installation of windows; alterations to windows at fourth floor level (Protected Building). Approved 24/11/2023

Existing Use(s):

Residential Use Class 1 – The permission for change of use of the mill has been implemented.

Brief Description of Development:

This application relates primarily to an area in the south-west corner of the site, which benefits from access onto Hougue du Moulin in the south boundary approved under FULL/2022/1156.

Permission is sought to erect a single storey three bay garage measuring 11m x 6m x 5.3m to the ridge with attached lean-to tractor store and to lay a gravel drive and turning area with granite setts to the access point.

The proposed plans show replacement of 6m of the roadside boundary to the east of the existing gate and 2m to the west with a 900mm high earthbank to improve visibility and the replacement of the existing 5 bar gate with 1.8m high solid timber gates. For the avoidance of doubt, the works to the earthbanks were previously approved under FULL/2022/1156. Following deferral, it has been confirmed that the existing five bar gates will be retained and it is not proposed to replace those gates.

In addition it is proposed to form a cantilevered walkway along the south boundary between the new parking area and the previously approved Mill extension.

Finally it is proposed to form a semi-grass track along the west boundary of the site. The covering letter states this would be constructed of grid-force pavers filled with gravel with a central grass strip.

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

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

Two letters of representation received making the following comments:

- Incremental development of the site;
- The garage appears out of scale to serve the property, if it is to be associated with the approved extension this should be built first;
- The garage appears to be to serve an unbuilt structure with a walkway connecting it, and the Mill itself would be remote from and not connected to the structure. It should be positioned to relate better to the existing buildings;
- The scale, position and roof design increase the visual impacts of the structure which can be viewed from the road and adjacent property, within an area of natural beauty and would appear incongruous;
- The proposed gate would be out of character with the surroundings;
- The proposed gate is not recessed, applications on adjacent sites have required recessing of the gates to enable a vehicle to pull off the road while the gates are operated;
- The proposals will reduce biodiversity, including vegetation clearance and mowed grass with solid gates preventing wildlife routes;
- The site notice was displayed to the north of the property on Rue de L'Ecole, not in proximity to the location of the proposed development.

Consultations:

None undertaken.

Summary of Issues:

Whether the residential use is established;
Scale of the proposed building and relationship to the Mill building;
Impacts on landscape character and wider character of the area;
Impacts on neighbour 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).

As set out above, permission was granted in 2018 for the change of use of the land which forms part of the current application, and the adjacent flooded quarry, to become part of the domestic curtilage associated with the residential use of the Mill. The residential use of the Mill is considered established and, consequently, the use of the land as curtilage is considered implemented. As part of the application for change of use a Landscape Strategy and Management Plan were submitted, however the change of use pre-dated the adoption of the Strategy for Nature Supplementary Planning Guidance and, as the land did not fall within areas of special designation, there was no policy requirement to require that Plan to be implemented, or to place any limitations on works which could be undertaken to existing vegetation within the extended curtilage area. Any clearance works or planting which have been undertaken within the extended curtilage area did not and do not fall under planning control and the works now proposed must be considered under the relevant policies for development within domestic curtilage.

The formation of the access to the area of development, reduction in height of the earthbanks to either side and the undertaking of associated landscaping was approved under FULL/2022/1156, although it is not clear that the landscaping has been undertaken in accordance with the approval this will be investigated separately. The erection of a five bar gate within the access would not have required planning permission, nor would the retention of that gate.

Policy GP13 of the Island Development Plan indicates that alterations and extensions to residential properties, including the construction of outbuildings associated with those properties, will be supported where there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument.

In this case, Policies GP8 and GP9, relating to Design and Sustainable Development, would also be relevant, together with Policy GP5 and the statutory duties relating to Protected Buildings.

The proposed garage building is intended to be for purposes ancillary to the residential use of the dwelling within the Mill building, but is located remotely from that building and is large to be used for purposes ancillary to that building, which comprises a two bed unit. It is however noted that there is an extant permission to extend that building and the site ownership includes a large area of land and open water which could reasonably require associated storage. Furthermore, Policy GP13 provides flexibility when considering householder development to accommodate the reasonable aspirations of the property owner. Notwithstanding the comments made in the representation, it is also noted that there is limited opportunity to locate the building in closer proximity to the Mill. The land immediately surrounding that building either

does not fall within the same ownership, or comprises a right of way for access to the eight dwellings immediately to the east. Whilst the ownership also includes a field to the north of the Mill building, that field is very open to views from Hougue du Moulin to the north and any development on that field would be likely to have greater visual impact than in the proposed location. In the event that the proposed walkway is not constructed occupants of the Mill would have to use the adjacent road to access the garage but, whilst this is not ideal, this would not prohibit the use of the building as an ancillary structure, particularly given its proposed use for storage of vehicles as opposed to any form of ancillary habitable purpose. In this instance, due to the particular layout of the appeal site, and the proposed use and physical form of the proposed building, it is considered that, notwithstanding its detached location, the building would comprise an ancillary structure to the main Mill building, permissible under the terms of Policy GP13, provided that all other relevant policies are met.

Residential properties are set to the south of the area of development, on the opposite side of Hougue du Moulin, and are generally set back from the roadside and at a lower level. The proposed development is set away from, or below, the site boundaries, or is otherwise positioned in such a way as to ensure no adverse effects on the amenity of those properties. Further residential property is located c50m to the west, separated from the site by the Villes es Pies road and a field. Whilst it is likely that elements of the proposed development would be visible from that property, given the distance from that property and scale of the proposed built form, the development would not adversely impact on the amenity of that property having regard to the material planning considerations, namely potential for overshadowing, overbearing, loss of outlook or overlooking. Any impact on private views would not comprise a material planning consideration.

The proposed works would introduce built form on a currently unbuilt piece of land. That land however comprises domestic curtilage, associated with the nearby Mill building, and curtilage is defined within the IDP as previously developed land and cannot therefore be considered as undeveloped land for the purposes of planning policy.

Due to the topography of the area, relative levels of the development site and surrounding roads, and intervening boundary treatments, the proposed development will not be visible from Rue de L'Ecole to the north or the majority of Villes es Pies to the west. The boundaries of the area proposed for development are generally well vegetated, with views into that area only available through the existing access. Any built form projecting above the site boundaries would however be visible from the junction of Villes es Pies/Hougue du Moulin, and from that point along Hougue du Moulin to around the access point to the Mill itself.

The lower part of the building will be substantially screened in public views. Whilst the ridge of the building would be visible above the surrounding vegetation in views from along Hougue du Moulin, given the limited height of the building, its orientation and set back on the site, and the surrounding context, the proposed building would not result in significant adverse impacts on openness or character.

The area of hardsurfacing proposed in association with the garage is fairly extensive, however it will allow for on site manouvering, is permeable in finish and will be largely screened from outside of the site. Subject to submission of a scale plan clearly delineating the extent of the surfacing, this would not give rise to any significant impacts on the character of the area.

The proposed walkway would be set below the height of the adjacent road, limiting views from that road, and would be read against the quarry face in longer views from the north. The proposed planting could potentially mitigate any visual impacts, however the proposed planters are of limited size and depth and it is not clear that these planters could support the level of planting indicated on the submitted plans. This matter can however be managed by planning condition. The eastern end of the walkway is shown to connect to an approved but not constructed extension to the Mill building. If the extension is constructed prior to or in conjunction with the walkway, this would be acceptable. If the extension is not however constructed it is conceivable that a walkway from the Mill to the associated outbuilding may still be desirable, and it may be decided to implement the current permission and construct a walkway to serve the Mill itself. If that is the case it is not known how the eastern end of the walkway would be constructed. This matter can also be managed by planning condition. The proposed walkway is proposed to facilitate movements between the Mill and the proposed garages. It is however noted that, whilst the walkway would improve the comfort of any users, it is not essential to provide access, which can be achieved over the adjacent road, and it is not therefore considered necessary to apply a condition requiring construction of the walkway prior to construction of the garages.

The area between the west boundary of the site and the quarry edge is very narrow at points, and it is unlikely there would be sufficient width to allow for general vehicle movements along the proposed path for the entire length. Laying of this path as proposed would be of negligible impact outside of the site, excepting some potential vegetation clearance.

The proposed development, by virtue of the distance and positioning relative to the protected Mill building, and the scale and form of that development, would not impact adversely on the setting of that building and would not impede longer views of it.

In terms of biodiversity impacts, as set out above, management of the vegetation on site does not require planning permission. The proposed development would be located on land recognised as domestic and currently taking the form of managed scrub/grassland. Policy only requires proportionate provision of soft landscaping, where that landscaping reinforces local character and distinctiveness and/or mitigates the impacts of the development and/or contributes to more sustainable construction. In this case, it would therefore be necessary to seek further detail in respect of the soft landscaping indicated along the roadside boundary, along the west boundary and to the north-east of the garage building. This matter can be managed by planning condition.

Two site notices have been erected to advertise this application, one on the gate in the access in the north boundary of the site and one on the fence immediately to the west of the access to the Mill itself, in the south boundary of the site. Whilst it would have been clearer if the site notice had been attached to the gate immediately adjacent to the location of the proposed development, the site notice erected to the south boundary is located within a reasonable distance of the development area and complies with the requirements set out within the Land Planning and Development (General Provisions) Ordinance, 2007 in respect of site notice display.

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

Date: 31/07/2025

