

**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:** Install 5 shepherds huts with associated raised terrace areas. Install hardstanding paths/parking and associated works (Retrospective).

**LOCATION:** Beaucette Yacht Marina, La Route De La Lande, Vale.

**APPLICANT:** Beaucette Marina 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:** 01/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Tyrrell Dowinton Architects. 03.01A, 03.05A (excluding photographs), 03.06 A

**Application Ref:** FULL/2025/0797

**Property Ref:** C000010000

**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.None of the shepherd huts hereby approved shall be occupied for a cumulative period of longer than 90 days in any calendar year.

Reason - To define the terms of this permission and to make sure that the site is used for holiday purposes. Its use for residential purposes is not permitted.

5.Vehicles shall only be parked in the gravel car park in the southeast corner of the site or to the southwest of unit 1.

Reason - In the interests of visual, residential and visitor accommodation amenity.

6.Within 6 months of the cessation of the use hereby permitted, or should they otherwise no longer be required, the shepherd huts, decking, outdoor furniture, art bouys and others services shall be permanently removed and the land laid to grass.

Reason - To ensure that all structures are removed from the site upon cessation of use or when no longer required, in the interests of the rural character of the locality.

7.No system of public address, loudspeaker system or amplified music shall be operated within the site at any time.

Reason - To avoid potential noise nuisance in the interests of residential amenity.

8.A log of visitors using the shepherd huts as overnight accommodation shall be kept by the camp site operator and shall be made available for inspection by the Authority subject to 48 hours' notice being given.

Reason - To define the terms of this permission and to make sure that the site is used for holiday purposes. Its use for residential purposes is not permitted.

**Expiry Date: This permission will cease to have effect on 30/06/2028 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](http://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](mailto: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/2025/0797  
**Property Ref:** C000010000  
**Valid date:** 29/05/2025  
**Location:** Beaucette Yacht Marina La Route De La Lande Vale Guernsey  
GY3 5BQ  
**Proposal:** Install 5 shepherds huts with associated raised terrace areas.  
Install hardstanding paths/parking and associated works  
(Retrospective).  
**Applicant:** Beaucette Marina Ltd

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

Beaucette Marina is a mixed use site with boat yard to the south of the marina, a restaurant and office building. Motorhome pitches are situated towards the west of the site with an area of parking to the north. Residential properties are situated around the site along with agricultural and horticultural sites.

The application relates to the installation of 5 shepherd huts (varying size/occupancy) with associated raised terraces new paths and hardstanding and other associated works including an electricity cupboard. The application is retrospective as the shepherds huts were not installed in accordance with the 2021 permission.

The site located Outside of the Centres and the subject of no other designation under the Island Development Plan.

**Relevant History:**

FULL/2015/3033 - Create camp site consisting of 8 plots for motor homes, install field gate, create new access track, alter ground levels, form earth banks and lay boulders – granted

FULL/2017/2272 - Remove earthbanks, erect four shepherd huts for use as visitor accommodation, erect fencing and carry out landscaping – granted

FULL/2021/0029 - Change of use of agricultural land (Use Class 28) to use as part of mixed use marina and boatyard complex and erect 7 glamping pods - granted

FULL/2021/1942 - Change of use of agricultural land (Use Class 28) to use as part of mixed use marina and boatyard complex, erect 6 safari tents, remove hedge and earthbank to relocate access road – granted, subsequent minor variation from safari tents to smaller shepherd huts (lower occupancy).

FULL/2021/1946 - Retention of 8 motorhome bays (retrospective), erect earthbank to create 4 additional motorhome bays (for use between 1st March - 31st October annually) and remove shipping container – granted

FULL/2024/1167 - Variation of condition 8 of planning permission FULL/2021/1946 - to allow use of 12 motorhome pitches all year round and to allow an individual motorhome to be parked on site for a cumulative period no more than 90 days within a 12 month period – granted

Pre-application advice was sought in this case.

**Existing Use(s):**

Mixed use

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| x |
| x |
| x |
| x |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| x |
| x |
| x |

**Policies considered most relevant:**

OC8(B): Visitor Accommodation Outside of the Centres – Campsites

GP1: Landscape Character and Open Land

GP8: Design

GP18: Public Realm and Public Art

**Conclusion/Brief comment:**

The principle of using this part of the site for glamping, first through the grant of permission for pods, followed by a permission for safari tents (later amended to shepherd huts) has been established and there has been no material change in the planning policies against which an application must be considered. The site does not fall within an Agriculture Priority Area, the scale of permanent development, five shepherd huts and associated external terrace areas, is proportionate to the scale of the camping operation. The type of accommodation proposed would not lend themselves to long-term residential use. Given the fact that the shepherd huts would remain on the site all year round and are fixed due to services supplied and the terraces they are considered permanent structures.

The preceding text to Policy OC8(B) sets out in paragraph 17.7.5. *that “campsites will be provided to support the visitor economy and not to provide long-term residential accommodation and, as such, the length of residency will generally be controlled through planning conditions.”* This requirement was thus reflected in the reason for imposing condition 7 originally. To provide long-term residential in this Outside of Centres location accommodation would run contrary to the aims of the IDP.

Notwithstanding this concern however, to allow occupation for up to 90 days (rather than the original 28 day control) would be in line with the Population Management Law which is very clear in setting out the parameters for visitor use and with their own mechanism in place to enforce against breaches of occupation/live/work arrangements. In view of this current legislation that allows visitors to the Island for an extended period to allow the shepherd huts to be used in line with this Law would be consistent with the combination of planning enforcement, border enforcement. It is however, reasonable to impose a condition relating a logbook record that can be requested for review by the Authority. This approach is sufficient to ensure that the site remains in visitor accommodation use and not as a means of providing more permanent residential accommodation.

It is also noted that there was no restriction associated with the 2021 permission regarding year round use and there is no reason to seek to impose such a condition at this time.

In terms of residential amenity, the shepherd huts proposed would not generate any additional concerns over and above those considered in relation to the previously approved scheme. It is reasonable to impose a condition precluding amplified music in outdoor areas of the site which reflects controls in place on the previous permissions. A previous condition related to parking on the site and this condition could be adapted to allow for parking only in the areas designated, in the interests of visual and residential amenity.

It was noted that previous schemes incorporated low level/low energy lighting to minimise light pollution or impact on neighbour amenity, details of which were previously requested by condition. Although the condition was not discharged it is clear that this matter can be satisfactorily addressed and managed and no further details will be required as part of this permission. The previous permission for this development also included conditions relating to landscaping details to be approved, which was also not signed off however, the landscaping as undertaken on the site is considered satisfactory and so no further details will be requested as part of this submission.

The placing of three bouys on the site as art sculptures are also considered appropriate in this location in accordance with the aims of the IDP and no further details are required. It is reasonable however, to require these, and the shepherd huts, associated decking etc. to be removed when no longer required.

This application seeks to resolve the breach of planning control that has occurred as the numbers, siting and other associated works carried out on site do not reflect any part of the previous planning permissions.

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 for the proposals outlined in this submission, subject to appropriate planning conditions.

**Recommendation:**

Grant with Conditions



**Date:** 25/06/2025

