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: Variation to previously approved plans for alteration to ground levels to section of agricultural area - Alteration to land levels and landscaping.

LOCATION: Meadow Court Farm, Route Des Blicqs, St. Andrew.

APPLICANT: Meadow Court Farm 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: 29/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: 10538-SK07-05-2025 rev, SK06E-05-2025, 10538 SK 24-06-2025

Application Ref: FULL/2025/0839

Property Ref: K004900000 + K004850000

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 6 weeks of the commencement of works onsite, a planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season (October to April), following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the reinforcement of the existing hedge to the southern boundary and the establishment of a new hedge to the western boundary. The scheme shall also include the maintenance and replacement as necessary of the hedges for a period of not less than 5 years.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings, in accordance with Policy GP1 and GP8.

5.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/02/2025, issued under planning application reference FULL/2025/0020, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 10/02/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0839
Property Ref:	K004900000 + K004850000
Valid date:	20/05/2025
Location:	Meadow Court Farm Route Des Blicqs St. Andrew Guernsey GY6 8YB
Proposal:	Variation to previously approved plans for alteration to ground levels to section of agricultural area - Alteration to land levels and landscaping.
Applicant:	Meadow Court Farm 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. Within 6 weeks of the commencement of works onsite, a planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the first planting season (October to April), following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the reinforcement of the existing hedge to the southern boundary and the establishment of a new hedge to the western boundary. The scheme shall also include the maintenance and replacement as necessary of the hedges for a period of not less than 5 years.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings, in accordance with Policy GP1 and GP8.

5. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/02/2025, issued under planning application reference FULL/2025/0020, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

The site is identified within the Island Development Plan as being Outside of the Centres, it is also within the Agriculture Priority Area. A Conservation Area boundary runs along the southern side of the site, but the site itself is not included.

The application is a variation to the previously approved application FULL/2025/0020, which regraded the levels between the east and west, and the north and south of the site. The revised scheme seeks to enlarge the levelled area to the south and west. The southern section involves the removal of the existing low earth bank and small trees but remains enclosed by the existing field boundary which is proposed to be enhanced by additional hedge planting.
The enlargement to the western side is approx. 10m at the widest point, tapering to 6m towards the north.

These changes in levels are required to create a level area in order to facilitate the erection of a new cowshed, and is part of a wider plan to refurbish, modernise and improve the existing dairy farm in order to meet best practice requirements for animal welfare.

Relevant History:

FULL/2025/0020 Alteration to ground levels to section of agricultural area. Approved 9/2/25

Existing Use(s):

28 Agriculture

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

OC5(B) – Agriculture Outside of the Centres – outside the Agriculture Priority Areas
GP1 – Landscape Character and Open Land
GP8 – Design

Conclusion/Brief comment:

As previously considered, the site is mainly located in a plateau landscape character area in Annex V of the IDP, with the very southwest corner of the site identified as a valley. The site is situated amongst agricultural development. The application site itself is open to the south and west, with existing agricultural development to the north and east. The field immediately to the west slopes steeply down into the valley.

The plans indicate the area of land to but cut in red and the area of fill in blue, and that an approx. maximum of 4m will be built up at the sites western edge and approx. maximum of 2m will be cut within the site to create a level area to the west of the buildings and adjacent to the existing farm buildings.

The retention and reinforcement of the existing boundary hedging along the southern field edge will screen the newly levelled area. Although no landscaping is shown to the western edge, a condition has been applied to ensure this is provided as this will assist in ensuring that the regrading of land will not significantly undermine the landscape character type nor result in harm to the unacceptable loss of specific distinctive features that contribute to local distinctiveness. Visual access to this open land will not be adversely affected and long views are also not likely to be impacted. The development will facilitate and support future projects to allow for the expansion of the existing established dairy farm.

The change in levels on the site will not result in harm to residential amenity in terms of privacy or overlooking for any neighbours due to the location of the levelling and remoteness of neighbours.

As previously considered, the site is not in a Site of Special Significance, Area of Biodiversity Importance, a habitat of conservation importance and nor is the site adjacent to either a SSS or ABI. In the Habitat Survey of 2018 the site was recognised as arable and with regard to habitats/species the area was described as being “of least concern”. The regrading proposed will not therefore have an unacceptable impact on habitats and biodiversity.

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 proposed variation to allow additional changes in levels.

Recommendation:
Grant with Conditions ☒ x

Date: 09/07/2025