

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: Demolish outbuildings and erect stables and carport/bin store, install gate, create parking area and realign track.

LOCATION: Chinook Cottage, Icart Road, St. Martin.

APPLICANT: Dr V Schumann

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: 23/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio Architects - 035 SK01A, SK02A, SK03, SK04, SK05, SK06, SK07 & SK08.

Application Ref: FULL/2025/1008

Property Ref: J00897B001+J00897B000

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.Details of any external lighting shall be submitted to and approved in writing by the Authority prior to its installation.

Reason - To minimise light pollution in order to mitigate the potential impact on the special interest of the adjacent Site of Special Significance.

5.The stables hereby permitted shall not be used for commercial purposes. Any use in connection with a trade or business would require a separate grant of planning permission.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

Expiry Date: This permission will cease to have effect on 22/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining Site of Special Significance and is turned off when not in active use.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice

or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

For advice on manure storage and management, it is recommended to contact the Waste Regulation Officer of The Office of Environmental Health and Pollution Regulation.

Please be advised that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The buildings are located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by email at info@societe.org.gg.

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/2025/1008
Property Ref: J00897B001+J00897B000
Valid date: 02/07/2025
Location: Chinook Cottage Icart Road St. Martin Guernsey GY4 6JG
Proposal: Demolish outbuildings and erect stables and carport/bin store, install gate, create parking area and realign track.

Applicant: Dr V Schumann

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. Details of any external lighting shall be submitted to and approved in writing by the Authority prior to its installation.

Reason - To minimise light pollution in order to mitigate the potential impact on the special interest of the adjacent Site of Special Significance.

5. The stables hereby permitted shall not be used for commercial purposes. Any use in connection with a trade or business would require a separate grant of planning permission.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

INFORMATIVES

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining Site of Special Significance and is turned off when not in active use.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

For advice on manure storage and management, it is recommended to contact the Waste Regulation Officer of The Office of Environmental Health and Pollution Regulation.

Please be advised that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The buildings are located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by email at info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The site comprises of a detached 1½ storey dwelling with detached single storey stables and outbuildings and an area of agricultural land to the north and west with a recently constructed agricultural building to the west. The site is located on the lcart headland with several relatively isolated detached dwellings to the south and east, and the lcart tea rooms building to the west.

The site is Outside of the Centres. The site is partially bounded to the south by the Cliffs Site of Special Significance. The entire site is in an area of potential archaeological interest.

Relevant History:

J897B & B1

11/10/2023 – FULL/2022/2014 – Permission granted to demolish existing agricultural outbuilding, erect 2 storey agricultural outbuilding and hardstanding to west boundary. Change of use of agricultural land to domestic land (89sqm) and create new vehicle access and track to north boundary.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to demolish stables and outbuildings and erect a replacement enlarged stables, erect a carport/bin store, install gate, create parking area and realign track.

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

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Policy OC9: Leisure and Recreation Outside of the Centres

Policy GP1: Landscape Character and Open Land

Policy GP2: Sites of Special Significance

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Representations:

One letter of representation was received on behalf of La Société Guernesiaise which highlights that buildings of this type can be used by roosting bats particularly when a

property is located within a variable landscape with habitats such as farmland or woodland nearby. La Société Guernesiaise recommend that the buildings are inspected for current or recent use by bats or other wildlife by a suitably qualified person prior to any demolition works to reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012.

La Société Guernesiaise note that the site adjoins the Cliffs SSS and recommend that the plans are assessed in terms of their overall ecological impact in order to ensure that appropriate mitigation can be considered. For example additional sources of outdoor lighting can be detrimental to various wildlife.

Consultations:

The Office of Environmental Health and Pollution Regulation, 07/08/2025

"I have reviewed the proposed plans to demolish outbuildings and erect stables, carport/bin store, gate and fence to the east of the above site. I can confirm that I do not wish to raise any objections to the proposals.

I would however like to advise the applicant that should planning consent be granted, they should contact the Waste Regulation Officer of this department for advice on manure storage and management once operational.

I also note that the plans include reference to crushing of inert material at the site. I would like to highlight that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation".

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the proposed equestrian use.
2. The design and visual impact on the landscape character and amenity of the area.

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).**

The replacement stables are located partly outside of the existing domestic curtilage of Chinook Cottage, they involve an equestrian related activity and consequently the proposal falls to be considered as an outdoor formal recreation use under Policies OC9 and GP13. Policies GP1, GP2, GP8 and GP9 would also be relevant in this instance. Policy OC9 supports the provision of new outdoor formal recreation

facilities or to extend, alter or redevelop existing facilities providing that that any ancillary built development is proportionate to the nature and scale of the formal outdoor recreational use; the visual impacts can be mitigated to respect the character of the locality; and the site does not fall within an Agricultural Priority Area. In addition, paragraph 18.1.7 of the preceding explanation states that the Authority will support new and the enhancement of existing outdoor formal recreation facilities where development proposals are designed to meet a recognised demand and, in visual and operation terms, are sensitive to the particular landscape character and location concerned.

Information has been submitted which sets out that the replacement stables would provide a higher quality facility representative of the grazing area of the site and surrounding fields to the north of Icart Road which are also owned by the applicant, and that the stable facility will be for domestic, non-commercial use only. The information submitted is sufficient to demonstrate a recognised demand for the facility. The number of stables and overall scale of the development is proportionate to the associated land to be used for grazing. The proposed stables are well related to the existing dwelling and would not project unduly into the open and undeveloped land to the north. The stables are set below the ground level of the surrounding agricultural land to the west and north, the ridge height would be below that of the existing dwelling, it would be viewed in context with the existing dwelling and it will be partially screened from public views to the north by existing landscaping and additional landscaping approved as part of the recently constructed agricultural building under application FULL/2022/2014.

The design and materials of the proposed stable achieves a good standard of design and the overall visual impact of the building is unlikely to have an unacceptable impact on the landscape character, openness and appearance of the area. The stables are not within an Agriculture Priority Area.

The stables are not located in close proximity to neighbouring properties and the proposal is unlikely to have any adverse effects on the amenities of neighbouring residents.

To address the comments of The Office of Environmental Health and Pollution Regulation, it is recommended that notes are attached to the decision notice regarding advice on manure storage and management and the crushing of inert material.

Due to the scale and non-commercial use of the stables, the likely infrequent associated traffic movements are unlikely to result in any significant road safety or traffic management concerns.

Due to the distance to the boundary of the Cliffs Site of Special Significance, the construction of the proposed buildings is unlikely to have any direct adverse impacts on the special interest of the Site of Special Significance. However, no details of external lighting have been provided. To limit the potential for light pollution and the

resultant impact on wildlife, it is recommended that any external lighting is kept to a minimum. Details of lighting can be dealt with by condition and provided that an appropriate lighting scheme is developed, the impact of the development on the adjoining Site of Special Significance can be mitigated, in accordance with Policy GP2.

To address the comments raised on behalf of La Société Guernesiaise, it is recommended that a note is attached to the decision notice to make the applicant aware of the potential issues with disturbing animals which are protected under the Animal Welfare Ordinance 2012.

By virtue of its siting, modest scale and design, the car port would have no adverse effects.

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.

It is recommended that the application is approved.

Date: 19/09/2025

