

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: Alter ground levels and erect agricultural building to north-west of site.

LOCATION: Land at Le Courtillets, St. Andrew.

APPLICANT: Mr D Crowsley

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: 11/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Strategic Planning & Property Ltd - 512_010, 030 (1)

Application Ref: FULL/2025/1015

Property Ref: K00400B000

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.(a) Full details of the trees to be planted along the west boundary and to the south of the proposed building (as shown on drawing ref: 512_010) including the species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The trees shall be planted, in accordance with the details approved under (a) above prior to the first use of the building hereby approved. Any trees removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees 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.

5. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor level and ridge level of the building have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

6.Notwithstanding the details shown on the approved plans, no materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7. The building hereby approved shall be used only for agricultural purposes falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes)

Ordinance, 2007, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

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.

8. Within six months of the date when use of the building hereby permitted for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural use of the associated land. There is no justification to retain the building if there is no longer any such requirement.

Expiry Date: This permission will cease to have effect on 10/02/2029 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/2025/1015
Property Ref: K00400B000
Valid date: 24/06/2025
Location: Land at Le Courtillets St. Andrew Guernsey
Proposal: Alter ground levels and erect agricultural building to north-west of site.

Applicant: Mr D Crowsley

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.

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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. (a) Full details of the trees to be planted along the west boundary and to the south of the proposed building (as shown on drawing ref: 512_010) including the species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The trees shall be planted, in accordance with the details approved under (a) above prior to the first use of the building hereby approved. Any trees removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees 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.

5. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor level and ridge level of the building have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

6. Notwithstanding the details shown on the approved plans, no materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7. The building hereby approved shall be used only for agricultural purposes falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes) Ordinance, 2007, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

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.

8. Within six months of the date when use of the building hereby permitted for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural use of the associated land. There is no justification to retain the building if there is no longer any such requirement.

OFFICER'S REPORT

Site Description:

The application site comprises an agricultural field situated to the west of Ruelle Des Courtillets. Surrounding the site the area comprises residential properties to the south, southeast and west with open fields to the east and northeast. To the north is an open field with residential properties beyond and to the northwest is a redundant vinery site.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None relevant

Existing Use(s):

Agricultural

Brief Description of Development:

Planning permission is sought to alter ground levels and to erect an agricultural building/store to the northwest corner of the site. During the course of consideration the application was deferred to seek clarification for the need for the proposed agricultural store as this was not clearly stated as part of the original submission.

By letter the applicants agent has confirmed in addition to the occasional use for the storage of baled hay and grass collected from the fields used for livestock feed, the building will also be used to store various agricultural machinery, tools and equipment (such as: two tractors a small tipper/loader, hedge trimmers and all ancillary equipment) used in connection with and for the maintenance and use of this site together with other agricultural land owned by the applicant. The agent has also confirmed that the applicant would be happy to accept a condition on any permission to ensure that the building is used solely for agricultural purpose.

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

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

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Representations:

Three letters of representation were received on the application objecting to the proposal. The grounds for objection can be summarised as follows:

- The location of the store as stated in the application is not the most practical in terms of its location as the field in question is the least suitable as it has residential properties on three sides;
 - o The field outlined in red on the drawings would be far better suited or the field outlined in blue;
 - o The field outlined in yellow is being used for the grazing of horses and is perfectly suited for this use;
- The entrance to the field in question has never had planning permission. The grass track as referred to on the drawings was refused permission to be upgraded to allow regular access across it;
- Regular access across this field will cause mud to transfer onto the road;
- If the owner wants an agricultural store then put it on a field where there are existing buildings electricity and water away from houses;
- The store will set a precedent to be used for some other purpose at another date;
- There is nothing in the application material to demonstrate how the building is required for the proper running of the existing agricultural holding;
- The agricultural use and the requirement for the storage of baled hay is envisaged to be in connection with the care of the applicants horses and not for agricultural purpose;
- The buildings in the corner of the gymkhana field could be with or without reasonable adaptation;
- The scheme is contrary to the Material considerations in that:
 - o The scheme will affect the landscape quality of the area;
 - o The character of the locality is undeveloped agricultural use, constructing a building in this field will adversely affect this character and add nothing to the quality of the natural or built environment;
 - o There is confusion in the application with regard to the construction of the roof;
 - o The levels of the field differ to those on site without more detailed level information we cannot share the applicants confidence that there will be no impact on neighbour amenity.

Following deferral of the application, revised plans were submitted and the representors were reconsulted for further comment. Two letters were received objecting to the revised, the grounds for objection are summarised below.

- No rationale has been provided explaining the rationale behind the change of use from the original application which was a store for baled grass to that now proposed which includes a small area for feed storage but otherwise appears to be for the storage of plant and equipment;
- The building now appears to be for the upkeep of horses in the nearby field;
- The building should be located in the field where the horses are located;
- Objections are raised both on the basis of planning policy and on the Material Considerations including those relating to character, natural beauty and landscape quality of the location;
- Our previous concerns raised this application remain and there are no additional comments wished to be raised.

Consultations:

Guernsey Airport

By email dated 29th October 2025 stated the following:

“Thank you for providing detailed information in your submission regarding planning application FULL/2025/1015, which proposes the erection of a 6m x 10m agricultural store at Le Courtillets, St. Andrew. We appreciate your attention to the airport safeguarding requirements and apologise for the delay in our response.

After assessment, we are pleased to confirm that we have no objections to the proposed development as described. Our review carefully considered the following key factors:

- - *Obstacle Limitation Surfaces (OLS): The proposed structure does not infringe on protected airspace surfaces.*
- - *Navigational Aids and Radar: The Air Traffic Engineering (ATE) team has reviewed the proposal and foresees no interference with airport radar or navigational systems.*
- - *Construction Materials: The proposed materials are not deemed to have any adverse effects on airport operations, including risks related to glint or glare.*
- - *Wildlife and Environmental Hazards: The intended use for dry storage of baled grass presents minimal wildlife attraction risk.*
- - *Operational Considerations: No impact is expected on airport operations. However, please note that if cranes are to be used during construction, a crane permit will be required due to the proximity to the airport.*
- - *Emergency Planning: The development does not obstruct emergency routes or compromise airport response capabilities.*

As the structure is within the airport safeguard zones, it was essential to assess it. Should any aspect of the proposal change, particularly in terms of height, use, or construction method, please notify us so we can reassess accordingly.”

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development
2. The design and impact on the landscape character and openness of the area and in residential properties;
3. Impact on highway safety.

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).**

Policy OC5(B) provides scope for development relating to an agricultural use where there are no other buildings or structures which could be used for the proposed purpose. The agent advises that along with this field the applicant also owns other agricultural fields in the area that amount to a total of circa 3.56 acres (which excludes the field edged in red in the applicant agents letter which is used for the keeping of horses) and that this building will be used for the storage of machinery in connection with the maintenance and upkeep of the agricultural land and for the occasional storage of dry hay and grass collected from land to be used for livestock feed. For the purpose of Policy OC5(B) the use as proposed and as described in the application material would be for agricultural purpose.

Concerns from representations regarding the suitability of this field for the building proposed, that there are more suitable locations on other fields within the applicant's ownership, and that there are other buildings that could be adapted on the field outlined in red in the agent's letter are all noted. However, of the fields owned by the applicant, those outlined in red and blue are both within the Agriculture Priority Area (APA) and that outlined in yellow is within a Safeguarded Area as designated in the IDP for potential use in the future for a runway extension.

The buildings that the representors refer to as being suitable for the use proposed, although exempt from enforcement control are unauthorised and would also require permission to be retained and be used for agricultural purpose. The application site is therefore the only unallocated field in the IDP and would represent the best solution and would avoid unnecessary harm to APA land and the proposal is acceptable in principle and accords with policy OC5(b).

Policy GP1: Landscape Character and Open Land, requires consideration of whether the proposal would result in any unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of the area. Policy GP8 requires proposals for new development to achieve a high standard

of design which respects and where appropriate enhances the character of the environment and to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

The proposed building is of an appropriate scale, mass and form and includes alterations to the level of the land to reduce its impact on the character, openness and appearance of the surrounding area. The proposal has also been positioned within the northwest corner of the site and will be seen in context with the built form comprising greenhouses immediately to the northwest and residential properties to the south and west of the application site. The utilitarian form of the building will ensure that it is read as an agricultural building, within an agricultural setting and will ensure that it respects the landscape character of the surrounding area.

Given the single storey nature of the development, its position on a west to east axis and its distance from neighbouring properties, the proposal would not cause undue harm to neighbouring properties regarding either overshadowing, light loss or privacy. Additional landscaping is also proposed immediately to the west and south of the building to help the development to assimilate into its surroundings and to further screen and minimise harm on neighbouring properties.

With regard to the concerns raised relating to the materials of the roof and that the drawings show inconsistent levels at the site, it is recommended that a condition be included for a sample of all external materials to be submitted and approved in writing, and for full details of existing and proposed levels of the site to be approved prior to the commencement of any development. This will ensure that the building is appropriate and in-keeping with the rural character and appearance of the surrounding area.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposal would not cause harm to highway safety.

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.

For the reasons referred to above and subject to conditions it is recommended that the application is approved.

Date: 10/02/2026

