

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 agricultural storage building to east of site.

LOCATION: Land at Les Hougues, Castel.

APPLICANT: Mr R Wilkes-Green

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: 08/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Strategic Planning & Property Ltd - 511_100 & 300

Application Ref: FULL/2025/1024

Property Ref: D000480000

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.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.

5.The landscaping scheme shall be fully completed, in accordance with drawing number 511_100, in the first planting season following the first use or completion of the agricultural building 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 - In the interests of visual amenity.

6.Within six months of the date when use of the building or site for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted 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/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

Expiry Date: This permission will cease to have effect on 07/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of potential World War II structures. 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 should anything of interest be uncovered during groundworks. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2025/1024
Property Ref: D000480000
Valid date: 21/07/2025
Location: Land at Les Hougues Castel Guernsey GY5 7QH
Proposal: Erect agricultural storage building to east of site.

Applicant: Mr R Wilkes-Green

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.

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Reason - In the interests of visual amenity.

6. Within six months of the date when use of the building or site for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted shall be removed from the site. The land shall be reinstated 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/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

INFORMATIVES

The application site is located within an area of potential World War II structures. 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 should anything of interest be uncovered during groundworks. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to erect an agricultural storage building to the east of the site. The building would measure 6m by 8m by 4m high and would be finished with a black corrugated roof and walls. In addition, it is proposed to excavate a

section of land by 0.5m to reduce the height of the building, to create an earth bank planted with native hedging around the south-west and north-west elevations of the building and to plant a group of 6 trees to the north-west of the building.

The site comprises of an agricultural field situated to the south-west of Rue Des Hougues and is surrounded by agricultural land. The site is within an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

None

Existing Use(s):

Agricultural use class 28

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☒
☒
☐
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Policies considered most relevant:

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

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Consultations:

States Archaeologist, 14/08/2025

"I would like to make a brief observation on this application.

The position of the proposed agricultural building lies within the Batterie Helingenberg, constructed during the Occupation. The 1945 air photograph (see below) is not sufficiently sharp to ascertain exactly what lies at the position of the new building, marked by a red arrow, but it is possible that there could be some Second World War structure buried here.

The application does not mention the depth of any foundations, but in the event that anything is uncovered during the groundworks we would be grateful for the opportunity to record it".

Conclusion/Brief comment:

During the course of consideration the application was deferred due to concerns about the siting, scale and height of the building and its resultant impact on the landscape character and openness of the area and further information was requested about the proposed use of the building. In response additional information was submitted regarding the use of the building and the proposal was revised to reduce the height of the building including excavating a section of land, and an earth bank and planting was proposed to further screen the building.

The information submitted with the application indicates that the proposed agricultural building will be used to store machinery, equipment and dry feed/hay in association with the agricultural use of this parcel of land and nearby agricultural land. The information is sufficient to demonstrate that the agricultural building would be ancillary and essential to the proper running of an existing agricultural holding and there are no buildings on the agricultural holding which could be used for the proposed purposes, in accordance with Policy OC5(A).

Due to its scale and siting, within a largely open and undeveloped landscape, the agricultural building is likely to be visible from public viewpoints. However, the proposed excavation of the ground would reduce the height of the building and it would be partially screened from the adjacent highway by the existing bank and hedging and proposed planting. The design of the agricultural building and the use of a dark cladding material will achieve a satisfactory standard of design. Although the building will cause some limited harm to the landscape character of the area, this would be outweighed by the stated need for agricultural purposes and the policy support for such agricultural buildings under Policy OC5(A). To further limit the visual harm of the building within this undeveloped landscape, it is recommended that the building is removed once it is no longer required for agricultural purposes. On balance the proposal is unlikely to have an unacceptable impact on the landscape character, openness and appearance of the area. The proposal accords with Policies GP1 and GP8.

To address the comments raised by the States Archaeologist regarding the potential for World War II structures in the area, it is recommended that a note is attached to the decision to request that access is granted for recording should anything of interest be uncovered during groundworks.

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.

Recommendation:

Grant with Conditions

Date: 08/01/2026



