

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 2 directional stone signs to north of property (Site of Special Significance).

LOCATION: Domaine De La Roche, La Rue du Bigard, Forest.

APPLICANT: Mr T Jones

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: 10/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chescoe Chartered Surveyors & Architects - 3478-00A, 01A

Application Ref: FULL/2025/1046

Property Ref: H008480000

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.For the avoidance of doubt and within 2 months of this permission, the existing 4 directional signs, including the metal poles, shall be removed from the site in their entirety.

Reason - to avoid the proliferation of unnecessary signage in the interests of visual amenity and to respect the rural character of the surrounding area. The existing signage shall be removed within a reasonable timeframe.

5.Prior to entering the site of special significance, all tools and equipment must be cleaned to reduce the risk of introducing invasive non-native species to the area. No soil or vegetation shall be imported to the site.

Reason - In the interests of protecting the Site of Special Significance by reducing the risk of introducing non-native species to the area.

6.The works undertaken shall be carried out with upmost care and consideration to avoid any material entering the site of special significance, including waste material, excess concrete, mortar, oil, petrol or diesel.

Reason - In the interests of protecting the Site of Special Significance by reducing any disturbance to wildlife in the vicinity.

Expiry Date: This permission will cease to have effect on 09/11/2028 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/1046
Property Ref: H008480000
Valid date: 08/07/2025
Location: Domaine De La Roche La Rue du Bigard Forest Guernsey GY8 OHT
Proposal: Install 2 directional stone signs to north of property (Site of Special Significance).
Applicant: Mr T Jones

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. For the avoidance of doubt and within 2 months of this permission, the existing 4 directional signs, including the metal poles, shall be removed from the site in their entirety.

Reason - to avoid the proliferation of unnecessary signage in the interests of visual amenity and to respect the rural character of the surrounding area. The existing signage shall be removed within a reasonable timeframe.

5. Prior to entering the site of special significance, all tools and equipment must be cleaned to reduce the risk of introducing invasive non-native species to the area. No soil or vegetation shall be imported to the site.

Reason - In the interests of protecting the Site of Special Significance by reducing the risk of introducing non-native species to the area.

6. The works undertaken shall be carried out with upmost care and consideration to avoid any material entering the site of special significance, including waste material, excess concrete, mortar, oil, petrol or diesel.

Reason - In the interests of protecting the Site of Special Significance by reducing any disturbance to wildlife in the vicinity.

OFFICER'S REPORT

Site Description:

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

The area of land in question consists of a Site of Special Significance (SSS). The land lies to the north of Domaine De La Roche and is recognised as being outside of the domestic curtilage of the property.

It is recognised that Contree des Lorenches is a public footpath, with private land lying to the east of the public highway.

Relevant History:

None germane to this application.

Existing Use(s):

Land adjacent to coastal cliff path – agricultural use class 28.

Brief Description of Development:

Retrospective permission is sought to install 4 directional stone signs to north of the dwelling-house Domaine De La Roche.

The application was deferred as concerns were raised over the number, size and design of the signage along the coastal footpath and was considered to result in the unnecessary proliferation of signage that did not respect the coastal landscape character, or rural appearance of the locality and Policy GP1, and design Policy GP8.

In response, the agent has proposed two replacement stone signs, featuring directions of private and public land respectively in attempt to overcome the concerns raised.

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

GP1: Landscape Character and Open Land

GP2: Sites of Special Significance

GP8: Design,

GP9: Sustainable Development

Representations:

The Authority has received representation from four parties objecting to the proposal, including the Constables of the Forest. Grounds for objection principally relate to the following issues:

- The design of the signage is out of keeping with the character and appearance of the surrounding area.
- Signage at ground level would be more appropriate.

A representation has been received in respect of the revised scheme, which raises no additional concerns.

Consultations:

None.

Summary of Issues:

- Whether the design of the proposed development is acceptable.
- The impact of the development on the character and appearance 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 Island Development Plan includes the designation of nine SSS's which have been identified as having outstanding botanical, scientific or zoological interest. The principle aim of Policy GP2 is to wherever possible ensure that development will not damage the special interest of a Site of Special Significance. The application site falls within one of these nine sites, namely "Cliffs". These cliffs are an important part of Guernsey's landscape as well as being a continuous stretch of 'non-urbanised' land which provides many species with a natural corridor and safe nesting, roosting and feeding sites. The cliffs are host to a wide range of wildlife, containing rare and threatened species of insects, plants, birds, amphibians, reptiles and mammals.

In light of the amendments secured, due to the limited footprint of the proposal and the resultant impact on the scrub area of vegetation, the development is of a minor nature and is considered incapable of having a significant adverse effect on the special interest of the site in terms of its effect on wildlife. It is therefore not required to request an impact assessment of the likely impact on any aspect of the SSS. The proposal is not considered to be significant in terms of its scale, setting and appearance to require a comprehensive landscaping scheme to be included as part of the application.

Subject to the appropriate conditions to avoid ambiguity with the proposed drawings, and to ensure that the SSS isn't harmed during the development phase, such as preventing the importation of material and a requirement to clean tools and equipment prior to entering the SSS in order to protect the biodiversity of the area, the development is considered compliant with Policy GP2.

The position of the two signs are considered to serve a practicable purpose by virtue of directing the public away from private land which is considered to be justified in light of Policy GP1.

Due to the consolidated approach to install two signs rather than 4 signs, one at either end of the land parcel in question, coupled with the reduced scale of the proposal and the use of more appropriate materials, the resultant effect on the landscape character and appearance of the locality is considered to be negligible. Furthermore, due to the scrub style of vegetation, it is likely that the vegetation in time will become more established and help to assimilate the development into its rural surroundings. Consequently, the development is considered compliant with Policy GP1.

Whilst directional signage can, if inappropriately sited, result in a proliferation of unfortunate visual clutter on the Island's coastline or in the countryside, in this particular case there is only one sign to be installed at either end of this parcel of land to the east of a coastal footpath and therefore is not considered to result in excessive visual clutter.

The design of the revised scheme is acceptable and accords with Policy GP8.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 07/11/25

