

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 shed to west of existing shed

LOCATION: L'Alleur de Haut, Route De Pleinmont, Torteval.

APPLICANT: Mr F Le Cheminant

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: 16/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan & Shed Details

Application Ref: FULL/2025/1099

Property Ref: G001240000

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 in the positions shown on the Block Layout Plan, to the west of the approved agricultural building, including the species and size 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 details approved as per criterion (a) of this condition, in the first planting season (October - April) following the construction of the approved agricultural building or prior to the first use of the building whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants 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.

Expiry Date: This permission will cease to have effect on 15/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed agricultural shed to be used only for purposes ancillary and incidental to the agricultural use of the site and for no other purpose.

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/2025/1099
Property Ref: G001240000
Valid date: 01/07/2025
Location: L'Alleur de Haut Route De Pleinmont Torteval Guernsey
GY8 0LL
Proposal: Erect agricultural shed to west of existing shed

Applicant: Mr F Le Cheminant

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. (a) Full details of the trees to be planted in the positions shown on the Block Layout Plan, to the west of the approved agricultural building, including the species and size

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 details approved as per criterion (a) of this condition, in the first planting season (October - April) following the construction of the approved agricultural building or prior to the first use of the building whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants 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.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed agricultural shed to be used only for purposes ancillary and incidental to the agricultural use of the site and for no other purpose.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is sought to erect an agricultural shed to the west of the application site. The shed will be approximately 12m width x 36m length.

The application site is located Outside of the Centres and within an Agriculture Priority Area as designated in the Island Development Plan.

The application was deferred to alter the cladding material from uPVC to timber to improve the design of the proposal and to seek further information to enable full assessment of the application. The applicant has set out in the e-mail of 21st August 2025 that:

- The new shed to the west of the site will house all the machinery and tractors, together with hay made and used on the farm.
- The existing buildings are full of cows/young stock, or machinery, with some limited hay storage.
- RSPCA regulations require further space to be created in the existing shed to take into account the creation of a bull pen and additional feed area for the cows, hence more space is required.

- The buildings on the north side of the road are also full of machinery and youngstock/dry cows and can't be adapted as they are already in use.
- The proposed shed will help to tidy-up the appearance of the site and to provide shelter from the weather.

Images have been provided to provide context of the current arrangement.

The proposed shed will be similar in style and appearance to the existing sheds on the site.

Relevant History:

FULL/2022/1220	Erect agricultural shed to west of existing shed and erect extensions to north and south elevations of existing agricultural shed.	Granted
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Existing Use(s):

Agricultural

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:

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development

Conclusion/Brief comment:

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.

Following a site visit to the premises, the recently approved shed has been constructed in accordance with application FULL/2022/1220, and is in operational use.

As set out previously, Policy OC5(A) states that:

“Proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, will be supported where there are no other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.”

Information has been submitted which indicates that there are no other buildings or structures on the application site which could be used or adapted for the scale of facilities and the proposed use required, and that the existing principal agricultural use would remain.

The justification submitted for the additional need for storage of agricultural machinery and dry storage, is considered satisfactory justification for the proposed agricultural shed and therefore is compliant with Policy OC5 (A).

In light of the amendments secured, the north, south and west elevations will feature timber cladding which will achieve a good standard of design for the purposes of Policy GP8, as opposed to the original uPVC cladding. In addition, the proposal incorporates 4 trees to the west of the building which will also help to assimilate the development into its rural surroundings when viewed to the west of the site, in public vantage points.

Overall, the proposal will undoubtedly have an impact on visual amenity and the character of the area when taking into accounts its scale, mass, form and bulk, although the proposal is not considered to cause unacceptable harm to the open landscape character of the area, surrounding built environment, or visual amenity to justify refusal, particularly as there is a justified agricultural need for the structure.

There will be no adverse effects on the amenities of neighbouring residents.

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

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.

Recommendation:

Grant with Conditions



Date: 08/09/25