

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 building (approved as an office) erect single storey office building (Use Classes 15/16) with associated parking and landscaping and relocate vehicle access.

LOCATION: Outbuilding At, La Grande Rue, Vale.

APPLICANT: Panda Holdings Ltd

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: 20/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Strategic Planning & Property Ltd - 416_100, 110 (1), 300 & Site Waste Management Plans

Application Ref: FULL/2025/1106

Property Ref: C01414A000

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 development hereby permitted shall be constructed in accordance with the sustainability details set out in section 2.2 of the letter from Strategic Planning and Property Ltd dated 02/07/2025 and in accordance with the details shown on the approved plans regarding electrical vehicle charging and permeable paving, and there shall be no use or occupation of the office hereby approved until the solar panels and electric vehicle charging point have been installed and made operational.

Reason - In the interests of sustainable development.

5.No use of the office hereby approved shall take place until such time as the parking and turning facilities shown on the approved plan have been completed in accordance with the submitted details and shall thereafter be retained at all times.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management.

6.Within four weeks of the new access being brought into use, the existing access shall be closed permanently and the land within the highway reinstated.

Reason - To minimise the number of points of access, in the interests of highway safety and visual amenity.

7.Prior to the commencement of development on site a roadside elevation to show the height and appearance of the proposed roadside boundary walls shown on the approved site plan shall be submitted to and approved in writing by the Authority. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off in accordance with the approved details.

Reason - The application drawings do not include a roadside elevation and in the interests of visual amenity.

8. The office building shall not be brought into use until the vision splays at the junction between the means of access and the highway have been provided in accordance with the approved plans and thereafter no obstruction to vision exceeding 0.9m in height shall be placed within the splay areas.

Reason - To make sure that drivers leaving the access have adequate visibility of vehicles already on the highway.

9.a) Notwithstanding the drawing annotations about previously approved landscaping, prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) details of permeable hardsurfacing;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;

b) The landscaping scheme as approved under a) above shall be fully completed, in accordance with the details agreed under the terms of this permission, in the first planting season following the first occupation of any part of the development or completion of development 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 - The site layout and areas of planting has altered from the 2023 approval. This condition is imposed to ensure that a landscaping scheme for the development is agreed and fully implemented in order to help assimilate the development into its surroundings and to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

10. The premises shall be used only for office accommodation falling within Use Classes 15 and 16 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Any other use is likely to raise different planning policy considerations.

11. The cycle shelter shown on the approved drawing (416_300) shall be completed in full prior to the first use of the office hereby approved.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 19/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Guernsey Water draws attention to make sure that the applicant/developer is aware of a private water system, that is the land owners responsibility to maintain, that runs through the area of land and dispenses into the road surface water gully system.

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/2025/1106
Property Ref: C01414A000
Valid date: 11/08/2025
Location: Outbuilding At La Grande Rue Vale Guernsey
Proposal: Demolish building (approved as an office) erect single storey office building (Use Classes 15/16) with associated parking and landscaping and relocate vehicle access.

Applicant: Panda Holdings Ltd

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. The development hereby permitted shall be constructed in accordance with the sustainability details set out in section 2.2 of the letter from Strategic Planning and Property Ltd dated 02/07/2025 and in accordance with the details shown on the approved plans regarding electrical vehicle charging and permeable paving, and there shall be no use or occupation of the office hereby approved until the solar panels and electric vehicle charging point have been installed and made operational.

Reason - In the interests of sustainable development.

5. No use of the office hereby approved shall take place until such time as the parking and turning facilities shown on the approved plan have been completed in accordance with the submitted details and shall thereafter be retained at all times.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management.

6. Within four weeks of the new access being brought into use, the existing access shall be closed permanently and the land within the highway reinstated.

Reason - To minimise the number of points of access, in the interests of highway safety and visual amenity.

7. Prior to the commencement of development on site a roadside elevation to show the height and appearance of the proposed roadside boundary walls shown on the approved site plan shall be submitted to and approved in writing by the Authority. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off in accordance with the approved details.

Reason - The application drawings do not include a roadside elevation and in the interests of visual amenity.

8. The office building shall not be brought into use until the vision splays at the junction between the means of access and the highway have been provided in accordance with the approved plans and thereafter no obstruction to vision exceeding 0.9m in height shall be placed within the splay areas.

Reason - To make sure that drivers leaving the access have adequate visibility of vehicles already on the highway.

9. a) Notwithstanding the drawing annotations about previously approved landscaping, prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) details of permeable hardsurfacing;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;

b) The landscaping scheme as approved under a) above shall be fully completed, in accordance with the details agreed under the terms of this permission, in the first planting season following the first occupation of any part of the development or completion of development 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 - The site layout and areas of planting has altered from the 2023 approval. This condition is imposed to ensure that a landscaping scheme for the development is agreed and fully implemented in order to help assimilate the development into its surroundings and to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

10. The premises shall be used only for office accommodation falling with Use Classes 15 and 16 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Any other use is likely to raise different planning policy considerations.

11. The cycle shelter shown on the approved drawing (416_300) shall be completed in full prior to the first use of the office hereby approved.

Reason - To encourage the use of bicycles as an alternative to the car.

INFORMATIVES

Guernsey Water draws attention to make sure that the applicant/developer is aware of a private water system, that is the land owners responsibility to maintain, that runs through the area of land and dispenses into the road surface water gully system.

OFFICER'S REPORT

Site Description:

The building that is the subject of this application is a pitched roof former packing shed/horticultural building situated to the west of La Grande Rue. The building has a corrugated sheet roof (asbestos), timber vehicular access doors to the east elevation with glazing above and glazing runs the length of the north elevation, facing the field. It appears that the glass used may have been taken from greenhouses. The building is set back from the road with an area of hardstanding/off-road parking to the front. An

earthbank is situated to the north of the access driveway with the field which extends to the north and west of the building. A tall hedge and dwarf wall are situated along the south site boundary. A wall/bank exists to the eastern field boundary of the application site and a hedge forms the boundary with Riduna to the north.

Residential development is found in the vicinity of the site, with open and undeveloped land to the west and north to La Corvee Road.

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

Relevant History:

The site was in horticultural use from at least 1898 although a structure did not exist in the position of the application building until 1963. The glasshouses had been removed by 1990.

Although the application submission sets out that the building has been used as a domestic garage for a considerable length of time the site was historically a vinery site. The building therefore represents an agricultural building on agricultural land because planning permission has never been sought nor granted for the change of use of the building and access driveway.

FULL/2023/0278 - Convert and alter building to create office with associated parking and landscaping and relocate vehicle access (revised scheme) – granted (May 2023) subject to conditions:

- *Sustainable construction*
- *Closure of the existing access*
- *Ends of the new opening finished to match the remainder of the roadside boundary*
- *Parking and turning provision*
- *Visibility splays*
- *Landscaping scheme*
- *Use limited to Use Classes 15 and 16*

Existing Use(s):

28 agriculture

Brief Description of Development:

The application relates to the demolition of the existing building west of La Grande Rue and the erection of a replacement, single-storey, pitched roof building to house an office. In line with the previous approval the formation of a new vehicular access north of the building is proposed along with infilling the existing access and providing parking and landscaping associated with the proposed development for biodiversity

benefits and cycle storage.

The scheme has deviated from the approved scheme in relation to the position of the building relative to the south site boundary, minor adjustments to the proposed vehicular access and areas of landscaping within the site. A shed situated to the rear of the existing building is not shown on the drawings to be demolished although the parking/turning could not be implemented without its removal.

The application has been accompanied by a letter setting out that the scheme will see the building moved further from the site boundary for access and maintenance purposes but that the approved access, landscaping and size of building will remain unaltered. The submission outlines how the scheme will comply with the current Building Regulations and that proposed materials are considered more sustainable (100% recyclable should the building ever be dismantled). The lineal in form and of a pre-fabricated design with adequate levels of insulation with consideration for air tightness in its design with associated reduced energy consumption and lower heating/cooling costs along with consideration for water management and flood/leak resilience measures. Externally, surfacing materials are SuDs design for permeability and water management. Reference is also made to the orientation of the building and fenestration along with the introduction of photovoltaics, an EV charging point and cycle storage.

The previous application submission outlined that the building would be used as a small, cost effective office space to be used by a sole practitioner.

A Waste Management Plan has also been supplied in this case.

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

Island Development Plan policies:

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

GP16(A): Conversion of Redundant Buildings

GP16(B):

OC3: Offices, Industry and Storage and Distribution Outside of the Centres

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP15: Creation and Extension of Curtilage

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

Two letters of representation from one household have been received commenting on the application and raising the following points:

- Reiterate objections to previous proposals (FULL/2023/0278 and FULL/2022/0659)
- Previous applications have been refused on the grounds that this is agricultural land and part of a 'green lung' and based on information in the Press it is understood that once permission to develop has been granted it is difficult for the Authority to refuse future amendments and proposals
- Concerns exist that this is the gateway for proposed residential development of the site
- No mention is made of the need to ensure that the previously disrupted land drainage is maintained
- No mention is made about safe refuge for those using the bus stop in connection with the revised access location – Section 1C of the Waste Management goals states that existing hardstanding will be used for storage
- The inclusion of shower/kitchenette facilities is surprising and more suitable to residential not office accommodation
- Inconsistencies in the submission e.g. solar panels to the north elevation but common sense indicates that they would be on the south elevation
- The site notice is not visible from the road
- If the application requires a minor departure it is requested that an explanation and rationale for this (prior to approval) is given

A third letter of representation has been submitted highlighting the inappropriate siting of the site notice.

Consultations:

Traffic and Highway Services – commented on a previous application for the change of use of the existing building and raised no objections to the application with regard to the impact of the scheme on the bus stop. Should planning permission be granted and implemented then the situation for passenger safety will be monitored and, if necessary, the bus stop may be relocated.

Guernsey Water – raised no objection to an earlier conversion scheme. They drew attention to a private water system, that is the landowner's responsibility to maintain, that runs through the area of land and dispenses into the road surface water gully system.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development, the impact of the development on the character and appearance of the locality, on residential amenity and on traffic generation/road safety.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Demolition of existing and erection of replacement building for office use

As previously concluded by the Planning Service the authorised planning use of the building is not as a domestic garage and has been assessed on the basis that it is situated on agricultural land.

Policy OC5(B) makes provision for the loss of agricultural buildings or land. Policies OC3 and GP16(B) a) allows for redevelopment proposals where a conversion scheme has first been granted planning permission, therefore there is a policy gateway for the proposed office development following the 2023 planning permission. The scheme proposes a building that is broadly the same floorspace and volume as the approved conversion scheme in line with criteria b). The submission has sought to address how the scheme would meet and potentially exceed the current Building Regulations. Subject to conditions therefore, the scheme would significantly enhance its sustainable design in line with criteria d. but also Policy GP9 of the IDP.

Although the structure would be repositioned in the site it remains close to the site boundary and road. The building in terms of its siting and design will not have an unacceptable impact on the landscape character or openness of the area in line with criteria e. of Policy GP16(B) and also GP1. The matter of residential amenity is considered elsewhere in this report.

The existing building is not considered to make a particular positive contribution to the character of the area and so criteria c. is not considered relevant.

Change of use of agricultural land

This matter was fully assessed as part of the proposed conversion scheme and there has been no change in either the site circumstances nor the planning policies against which an application must be assessed. It remains the case therefore, that the proposal complies with Policy GP15.

The extent of land to be incorporated into the curtilage of this office building remains in line with the approved conversion scheme. The current application does not incorporate details of the proposed landscaping and the areas of landscaping has changed since the approved scheme. It is not reasonable therefore, to rely on the previously approved landscaping scheme and the matter should be specifically

addressed in relation to the adjustments made to the scheme by way of a planning condition.

The previously approved scheme did however, demonstrate that proportionate landscaping can be provided having regard to the States' Strategy for Nature, 2020, which is an adopted Supplementary Planning Guidance.

Vehicular access and parking

The new vehicular access, with minor adjustments from the approved scheme (dotted orange on the application drawing) is proposed however, the submission does not include a roadside elevation to clearly show the height and appearance of the roadside wall. The approved conversion scheme showed this as granite to match existing walls but this cannot be assumed but has been demonstrated as being achievable having regard to the character and appearance of the locality so it is reasonable to control by condition in this instance.

The access and driveway will provide an improved access to the site, with better visibility along the road and with an area of turning to enable vehicles to exit the site in a forward gear (no need to reverse in or out of the site) and this matter can be managed by planning condition. The level of hardstanding proposed to provide the driveway, parking and turning has been kept to a minimum in order to reduce the impact of the works on the locality and having regard to Policy GP9: Sustainable Development. In this regard therefore, the scheme complies with Policies GP16(B), GP8 and GP9 of the IDP.

A proportionate level of sheltered cycle parking is proposed which can be secured by condition to comply with Policy IP6.

Residential Amenity

The limited size of the accommodation is such that it would not result in conflict with the adjoining existing uses, particularly considering the householder exemption rights that now exist relating to home based business i.e. this building is akin to that of a domestic outbuilding that could be used for business purposes without conflict with the amenities of surrounding occupiers. It remains the case that the site would not accommodate significant numbers of clients/visitors at a single time and the office use will not generate unacceptable noise and nuisance for surrounding residents.

The siting and layout of the building is such that it will not result in unacceptable overlooking or loss of privacy to the occupiers of any surrounding dwellings. The previous scheme was considered limited in scale and did not justify limitations in terms of the days/hours of use and operation and this conclusion remains unchanged. The scheme addresses the requirements of Policies GP15, GP16(B) f., GP8 or GP9 of the IDP.

The scheme will offer occupiers of the building with adequate sunlight/daylight and aspect across the adjoining agricultural land. With accommodation on a single level and with a level access threshold consideration has also been given to how the building would provide access for peoples of all ages and abilities in line with the requirements of Policy GP8.

Visual Amenity

The impact of changes to the road frontage were assessed fully as part of the previous application and given that the nature of the proposals remains largely unchanged and the IDP policies remain as they were in 2023 the scheme remains compliant with Policies GP8, GP16(B) and IP9 of the IDP.

The proposed replacement building, with the slightly raised ridge and revised location, would not appear unduly prominent in the streetscene and accords with the requirements of the IDP.

Other Matters

The site notice was not correctly positioned and was required to be redisplayed for a further 21 days. It was repositioned closer to the road, on the existing roadside boundary wall.

Whilst there are protected buildings in the vicinity of the application site the scheme would not result in harm to the setting of those protected building in accordance with Policy GP5.

The comments raised through the public consultation regarding drainage and the bus stop/refuge have been noted but were both considered as part of the approved conversion scheme in consultation with Traffic and Highway Services and Guernsey Water. These matters could not alter the outcome of this application.

The internal layout, including staff facilities (kitchenette and shower), is not uncommon nor unreasonable. Ultimately, the internal layout and facilities is down to the individual owner/occupier and cannot be controlled by the Planning Service, providing the use remains as office accommodation as shown/approved.

With regard to other development proposals, this is currently speculation. Regardless of the outcome of this application the Planning Service cannot prevent the submission of subsequent application proposals and these would need to be assessed against the Development Plan policies in place at that time. This site is not located in an area where new residential is generally accepted unless it is formed through the subdivision of an existing dwelling or the conversion of a redundant building.

The scheme does not require a minor departure from the Island Development Plan.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. The information set out regarding sustainable construction can be controlled by planning condition, as can the solar panels and EV charging point. Although reference is made through the consultation process to the location of the solar panels on the northern roofslope of the building the panels proposed are in fact on the southern roofslope.

Conclusions

The development outlined above complies with the requirements of the Island development Plan and it is recommended that, subject to conditions, permission is granted for the scheme.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 15/10/2025

