

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 sign to north-west boundary and south boundary (entrance).

LOCATION: Oatlands Village, Les Gigands, St. Sampson.

APPLICANT: Mr H Ruch

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: 17/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Smith Signs Ltd - 17822 Cross Road sign, 17822 Main Entrance Sign, Site & Block Plan

Application Ref: FULL/2025/1311

Property Ref: B010080000

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.Prior to the installation of the hereby approved Crossroad sign (Item 1), the existing sign adjacent to the north-west boundary shall be removed from the site as confirmed in the agent's e-mail of 15th October 2025.

Reason - in the interests of visual amenity and to prevent the proliferation of signage.

Expiry Date: This permission will cease to have effect on 16/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the curtilage associated with Oatlands.

For the avoidance of doubt, the advertisements to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2025/1311
Property Ref: B010080000
Valid date: 08/09/2025
Location: Oatlands Village Les Gigands St. Sampson Guernsey GY2 4YT
Proposal: Erect sign to north-west boundary and south boundary (entrance).

Applicant: Mr H Ruch

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. Prior to the installation of the hereby approved Crossroad sign (Item 1), the existing sign adjacent to the north-west boundary shall be removed from the site as confirmed

in the agent's e-mail of 15th October 2025.

Reason - in the interests of visual amenity and to prevent the proliferation of signage.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the curtilage associated with Oatlands.

For the avoidance of doubt, the advertisements to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

The premises comprise a long established visitor attraction located to the south of the Braye du Valle. The premises' offer ranges from mini-golf to small scale specialised retail, children's play facility, restaurant and nursery/pre-school.

The premises also include a self-contained flat within the main building. The two brick kilns located towards the north of the cluster of buildings are protected monuments (PM82).

The site falls Outside of the Centres, but is otherwise undesignated within the Island Development Plan. The field to the east of the site comprises agricultural land (Use Class 28).

The site is subject to a Planning Covenant which sets out the use of the site and its limitations. The primary use of the site is as a leisure based attraction.

Planning permission is sought to erect new signboards adjacent to the north-west boundary and south boundary. One sign (Item 1) will face onto the crossroads, while the other (Item 2) will be sited next to the main entrance. The proposed crossroad will be approximately 1750mm (h) x 2000mm (w) x 100mm (d), while the other main entrance sign will be approximately 2.35m (h) x 1400mm (w) x 100mm (d). Both signboard fill be comprised of timber and painted in green. The main entrance sign will feature all companies operating within Oatlands Village complex. No illumination is proposed.

The agent has confirmed that the existing crossroad sign will be removed as part of this development, despite not noting on the drawings submitted.

Relevant History:

FULL/2021/2004	Install signage (Retrospective).	Granted
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Existing Use(s):

Leisure and recreation (sui generis)
Residential Use Class 2
Agricultural Use Class 28

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

OC9: Leisure and Recreation Outside of the Centres
GP8 Design
GP9 Sustainable development
IP9 Highway Safety, Accessibility and Capacity

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.

The proposal is supported under Policy OC9 which seeks to 'alter' the visitor attraction site in a manner that complements the existing function of the site.

Both signs are appropriately located and achieve a good standard of design by virtue of their size, materials, detailing and appearance. Both signs are considered to comply with Policy GP8.

Subject to the existing crossroad sign being removed, the proposed crossroad sign will have a neutral effect on visual amenity and will not lead to proliferation of signage at this prominent location. It is considered necessary and reasonable to attach a condition to this effect.

The proposal is not considered to adversely affect sightlines of vehicles exiting the main entrance and therefore complies with Policy IP9.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 16/10/25