

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: Change of use of section of agricultural field to be used for storage of materials for a temporary period (until 31/08/2027).

LOCATION: La Hure Field, La Motte, St. Martin.

APPLICANT: Lee Barton 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: 23/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects -2481 03.22

Application Ref: FULL/2025/1344

Property Ref: J011350000

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 before 31/08/2027.

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 use of the site for the storage of building materials, hereby permitted shall cease and all materials shall be removed from the site by the 31/08/2027, unless otherwise agreed in writing by the Authority. The land shall be restored to its former condition by the end of the planting season immediately following the cessation of the temporary use hereby approved in accordance with a scheme of work previously agreed in writing by the Authority.

Reason - The nature of the works make the development unsuitable for a permanent permission.

5. No storage of any description shall take place on the site other than the storage of building materials associated with the development approved under FULL/2025/0990, and only within the dedicated material drop off/transit point.

Reason - To make sure that the site does not fall into an untidy condition and spoil the appearance of the area and to ensure only authorised storage takes place on the site.

6. The permission hereby granted is for the construction of an access track and drop off/transit/store area only. No other construction activity of any kind, including the crushing of hardcore for use on the track and compound, shall take place on the site.

Reason - The site comprises agricultural land and any construction activity would be an inappropriate and unauthorised use of that land. Furthermore the site is close to residential properties and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 31/08/2027.

ADVICE AND OTHER REMARKS:-

In respect of Condition 4, the scheme for reinstatement shall include the following elements:-

- The gridforce shall be removed from the field.
- Following the removal of the gridforce, the site shall be inspected before subsoil or topsoil is reinstated, by an independent qualified person or company, and a report provided that confirms the soil beneath has not been compacted and that all the hardcore/stone has been removed.
- The subsoil and topsoil shall then be reinstated and the area/field cultivated and re-sown with an approved agricultural grass mixture. Lime and fertilisers shall be applied as required to ensure that the grass becomes established.

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/2025/1344
Property Ref: J011350000
Valid date: 19/08/2025
Location: La Hure Field La Motte St. Martin Guernsey GY4 6ER
Proposal: Change of use of section of agricultural field to be used for storage of materials for a temporary period (until 31/08/2027).
Applicant: Lee Barton 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 before 31/08/2027.

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).

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agreed in writing by the Authority.

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INFORMATIVES

In respect of Condition 4, the scheme for reinstatement shall include the following elements:

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OFFICER'S REPORT

Brief Description of the site:

The field forms a corner plot with La Motte to the north and Rue Chariot to the west. Vehicular access points exist in both the north boundary and southwest corner of the site. The east and south boundaries are marked by established trees and other landscaping. The west boundary is marked by a low level bank and the field level appears to be slightly raised above road level. There are residential properties across the road to the north and beyond a lane to the south with other scattered residential

development in the locality with one dwelling situated to the immediate east of the site.

The site is located Outside of the Centres as designated in the Island Development Plan. The field is c. 4473sqm in size.

Relevant History:

A previous application for the temporary change of use of the field for storage use, the installation of a container and fencing in 2019 was subsequently withdrawn.

The application relates to the recent approval at La Jaoniere, Val au Bourg:
FULL/2025/0990 – Demolish dwelling. Erect replacement dwelling, erect single storey outbuilding, infill existing vehicle access, create relocated gated vehicle access and associated works. Change of use of agricultural land to domestic garden (1,188sqm)

Existing Use(s):

28 Agriculture

Assessment: *(Tick as appropriate)*

no representation

x
x
x

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

x
x
x

Policies considered most relevant:

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

GP1: Landscape Character and Open Land

GP8: Design

Representations:

Two letters of representation have been submitted raising the following points:

- The application is premature as permission has not been granted for FULL/2025/0990 and without a main contractor/constructor having been appointed
- The timeframe indicated seems optimistic – complete by August 2027
- The site is located in an area with busy hotels, restaurants and residential properties and the proposal will put stress on the neighbours for an indeterminate time – there is no way to know if the timeframe will remain unchanged or require extending

- No Traffic Impact Assessment has been undertaken, the banks have been damaged by delivery vehicles in the past – in places the lane is designated “unsuitable for vehicles over 6’6” wide and this proposal could result in damage if oversized vehicles are used so controls should be put in place about the size of vehicles that can use the lane
- The time for the movement of construction trucks will need to be regulated and controlled because there are few areas where vehicles can pass and this relies on private driveways, there are 12 dwellings in the lane
- Maybe the plans for La Jaoniere should be more in keeping with its position at the end of a narrow, winding lane on the cliffs
- As per the information in the submission the land should be required to be returned to a field at the end of the process.

Conclusion/Brief comment:

The application relates to the temporary change of use of part of the field, known as La Hure Field, for storage during the construction phase of the replacement dwelling at La Jaoniere, Val au Bourg. This was recently approved under application FULL/2025/0990.

The submission outlines that the location of Jaoniere at the end of a narrow and winding lane (Rue Chariot/Val Au Bourg) will make deliveries difficult and the geometry of the lane restricts access for large vehicles.

Deliveries to La Hure Field will be made via the northern access at pre-arranged times, materials will be off-loaded into a designated area and gridforce/interlocking surface will be installed along the access routes and the storage area to minimise ground disturbance. This will enable materials to be transported to the construction site in smaller loads using the southern access to Rue Chariot. The submission provides a commitment to fully reinstate the field to its original condition following completion of works including the removal of an interlocking surfacing, ploughing and reseedling along with repair of any entranceways (if required). Based on the anticipated programme the change of use is requested until December 2027.

The site does not fall within an Agriculture Priority Area (APA) and the proposal is temporary in nature and will not prejudice the use of the land for agricultural purposes in the long term.

Given the open nature of the site there will be an impact on the character of the locality and landscape character through the storage of materials although it is noted that the compound area has been set back from both the north and west boundaries. Nonetheless, this adverse effect would be temporary and the land will, and can required to be restored, within a specified timeframe. The site is generally set away from residential neighbours but the material compound is proposed to be located adjacent to the boundary with the dwelling to the east. It is noted however, that this boundary is marked by established planting which offers an element of

screening for the duration of the temporary permission. As a result the effect on the amenities of neighbouring properties remains within acceptable limits.

The proposed temporary use will not result in the unacceptable intensification in the use of the site accesses and the scheme accords with Policy IP9.

The Authority needs to be satisfied that the land will be restored to its former condition at the end of the period for which the site compound is required along with a method by which this will be achieved. The recommended conditions set out that on the basis that the temporary use ceases on 31/08/2027, by 31/03/2028 (the end of the planting season following the cessation in use) the land shall be reinstated for agricultural use.

Subject to conditions governing the temporary period for which the use is permitted, and requiring full reinstatement of the land the application is acceptable in relation to the above policies and other material planning considerations.

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.

Recommendation:

Grant with Conditions



Date: 19/03/2026

