

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: Temporary change of use of agricultural land to south of site to use as a site compound for the storage of materials and welfare facilities (until 31st December 2026) (Retrospective).

LOCATION: Land Adjacent to GSPCA, Rue Des Truchots, St. Andrew.

APPLICANT: GSPCA

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: 20/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1095_3, _4, _5, _6, _7 & _8.

Application Ref: FULL/2025/1396

Property Ref: K000900000

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 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.

3.This permission is for a temporary period, expiring on 31st December 2026, after which the use hereby permitted shall cease and all buildings, structures, materials, plant and equipment shall be removed, on or before 31st December 2026.

Reason - Permission for the use of this land has been granted only on the basis that it is temporarily required in association with the adjoining GSPCA approved development which is currently under construction but to avoid impacting on the continued function of the operational animal shelter. There is no justification to retain the site after the construction works are complete. The site is located within the Agriculture Priority Area in the Island Development Plan; a grant of permission for a limited period ensures that the development will not have a long term detrimental impact on the agricultural use of agricultural land within the Agriculture Priority Area.

4.Within six months of the date when use of the site for temporary site compound purposes ceases, or such other period previously agreed in writing by the Authority, the land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - There is no justification to retain the compound after the GSPCA development work is complete.

Expiry Date: This permission will cease to have effect on 19/11/2028 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/2025/1396
Property Ref: K000900000
Valid date: 20/10/2025
Location: Land Adjacent to GSPCA Rue Des Truchots St. Andrew
Guernsey
Proposal: Temporary change of use of agricultural land to south of site
to use as a site compound for the storage of materials and
welfare facilities (until 31st December 2026) (Retrospective).
Applicant: GSPCA

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 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.

3. This permission is for a temporary period, expiring on 31st December 2026, after which the use hereby permitted shall cease and all buildings, structures, materials, plant and equipment shall be removed, on or before 31st December 2026.

Reason - Permission for the use of this land has been granted only on the basis that it is temporarily required in association with the adjoining GSPCA approved development which is currently under construction but to avoid impacting on the continued function of the operational animal shelter. There is no justification to retain

the site after the construction works are complete. The site is located within the Agriculture Priority Area in the Island Development Plan; a grant of permission for a limited period ensures that the development will not have a long term detrimental impact on the agricultural use of agricultural land within the Agriculture Priority Area.

4. Within six months of the date when use of the site for temporary site compound purposes ceases, or such other period previously agreed in writing by the Authority, the land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - There is no justification to retain the compound after the GSPCA development work is complete.

OFFICER'S REPORT

Brief Description of the site:

The site is an 'L' shaped parcel of agricultural land situated to the west of Rue Des Truchots, opposite the GSPCA site. The application relates to the temporary change of use of part of this land in order to create a site compound comprising welfare facilities and material storage. The application is retrospective as the change of use has already occurred with matting laid on the surface of the land to offer contractor/worker parking, material storage and to allow for a facilities structure to be installed. The remainder of the field has been left open and untouched, the compound area is enclosed by metal, Heras fencing.

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

Relevant History:

FULL/2022/1200 - Demolish four existing outbuildings and erect a combined wildlife hospital. Erect 2.4m high fencing (north-east boundary), landscape area and erect retaining walls (revised scheme) – granted

FULL/2023/1229 – Demolish existing and erect single storey building/dog kennels to west of site and erect single storey building/ferret house adjacent to west boundary – granted

Existing Use(s):

28 agriculture

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

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

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Although part of the site is agricultural land falling within an Agriculture Priority Area (APA), the proposal is temporary in nature and will not prejudice the long term commercial function of the APA. Furthermore, the temporary use of the land will not have an unacceptable impact on landscape character given the enclosed nature of the site and limited public views of the area of land in question. The site is situated away from residential neighbours and will not have an adverse effect on neighbouring properties.

The access is situated on a bend in the road where vehicles travelling south will be visible coming up the hill. Visibility to the south is more limited however, the winding and narrow width of the road is such that vehicle speeds are low. The proposed temporary use will not result in the unacceptable intensification in the use of the access and the scheme accords with Policy IP9.

The Planning Service need however, 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 sets out that on the basis of the temporary use ceases on 31/12/2026 by 30/06/2027 the land should be reinstated for agricultural use and by 31/12/2027 the land must be in a condition that its recognised agricultural use could recommence.

Subject to conditions governing the temporary period for which the use is permitted, 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.

In view of the above it is recommend permission is granted.

Recommendation:

Grant with Conditions



Date: 20/11/2025