

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 glasshouses, convert building to dwelling with associated works and change of use of agricultural land to domestic garden (3,270sqm).

LOCATION: Broadaker Vinery, La Rue Du Mont Marche, Forest.

APPLICANT: Mr Mick Belair

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: 24/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1035 P02A, P06A, P07A, P08C, P09C & Biodiversity Plan

Application Ref: FULL/2025/1475

Property Ref: H00376A001

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. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the

provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any work in connection therewith a full landscaping scheme for the enlarged garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/26:

i) full details of all proposed planting, including size, number/density of the plants/trees;
including proposed mowing and management plan. Non-native, non-local wildflower seeds should not be sown, and only locally harvested seeds from appropriate donors or native seeds shall be used.

Reason - To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

6. The landscaping scheme shall be fully completed, in accordance with the details provided in the above Condition 5, 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 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. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

Reason: To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

7. Prior to first use/occupation of the dwelling hereby permitted, the existing glasshouses shall be demolished and all ancillary materials, works and structures

(except the water catchment pit) shall be removed from the site.

Reason - To ensure the clearance of the glasshouses in accordance with Policy OC7.

Expiry Date: This permission will cease to have effect on 23/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

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/2025/1475
Property Ref: H00376A001
Valid date: 24/09/2025
Location: Broadaker Vinery La Rue Du Mont Marche Forest Guernsey
GY8 0HB
Proposal: Demolish glasshouses, convert building to dwelling with
associated works and change of use of agricultural land to
domestic garden (3,270sqm).
Applicant: Mr Mick Belair

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. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any work in connection therewith a full landscaping scheme for the enlarged garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/26:

- i) full details of all proposed planting, including size, number/density of the plants/trees;
- ii) full details of the wildflower seeding shown in the approved plans including proposed mowing and management plan. Non-native, non-local wildflower seeds should not be sown, and only locally harvested seeds from appropriate donors or native seeds shall be used.

Reason - To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

6. The landscaping scheme shall be fully completed, in accordance with the details provided in the above Condition 5, 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 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. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

Reason: To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

7. Prior to first use/occupation of the dwelling hereby permitted, the existing glasshouses shall be demolished and all ancillary materials, works and structures (except the water catchment pit) shall be removed from the site.

Reason - To ensure the clearance of the glasshouses in accordance with Policy OC7.

INFORMATIVES

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the

responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

OFFICER'S REPORT

Site Description:

The site is located to the rear of existing dwellings to the west of Rue du Mont Marche, and is currently occupied by a single storey building and 5 spans of glasshouse.

The site is located Outside the Centres as defined by the Island Development Plan.

Relevant History:

Application H376/A1 for the erection of a packing shed/office/garage building was approved in July 1998. An enforcement investigation concluded that the building was not built in accordance with the approved plans as the fenestration installed on all elevations is different to the arrangement agreed in the approved plans.

The site was then sold and so no enforcement prosecution took place, but the building remains unauthorised to this date.

Existing Use(s):

28 Agriculture

Brief Description of Development:

Planning permission is requested for retrospective alterations to doors and fenestration along with the conversion the existing building to a one-bedroom dwelling including the creation of hardstanding to form a parking area, patio and driveway, and associated domestic curtilage.

The retrospective alterations are included to ensure the building is recognised as lawful as historical enforcement investigations concluded that the building had not been erected in accordance with the approved plans.

The conversion of the building involves no external or internal alterations.

The application has been deferred to provide additional/improved biodiversity enhancements and in order to pay the additional fee for the consideration of the change of use of agricultural land to domestic garden.

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

Policy OC1 – Housing Outside of the Centres

Policy OC7 – Redundant Glasshouse sites

Policy GP1 – Landscape Character and Open Land

Policy GP5- Protected Buildings (setting)

Policy GP8 - Design

Policy GP9 – Sustainable Development

Policy GP15 – Creation and Extension of Curtilage

Policy GP16(A) – Conversion of Redundant Buildings

Policy IP7 – Private and Communal Parking

Policy IP9 – Highway Safety, Accessibility and Capacity

Representations:

The Forest Douzaine have raised an objection to the proposed change of use.

La Societe have also raised concerns regarding the application and have made the following comments:

La Societe remains concerned over the reclassification of agricultural land to domestic curtilage. In respect of this application, we would suggest that the proposal to convert the entire property to domestic curtilage is excessive for a single dwelling. We would therefore recommend that the area currently occupied by glasshouses be retained as agricultural land. If the remainder of the site was converted to curtilage, it would be comparable to many other properties in the local vicinity.

We would also request that appropriate provision for roosting bats and certain species of nesting birds be incorporated into any new development. We would recommend that if this application is considered further, such wildlife considerations are covered by an appropriate planning condition. If an informative note is used instead, we would request the following wording -

‘Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended

that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

Consultations:

The Office of Environmental Health and Pollution Regulation were consulted on the application:

I have reviewed the proposed plans for Broadaker Vinery following the consultation request which was received by email on the 24th September 2025.

I have concerns due to the current glasshouses on site which previously contained heated sections, and former use of the building as a packing shed. This is combined with the applicants plans for recreational planting with specific mention of fruit trees and grape vines within the site. I therefore request that the following condition is applied to the application.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

- *(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:*

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in

accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;*
- b. photographs of the remediation works in progress;*
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Informatives/Advice Notes

With reference to condition XX a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Summary of Issues:

- Principle of development and Policy OC7
- Redundancy of building
- Design and impact of the development on the landscape character and appearance of the area,
- The impact of the development on amenity,

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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.

The principle of development:

The building which forms the subject of this application is currently considered to be unlawful as it was not built in accordance with the approved plans. The proposal therefore includes minor amendments to the windows and doors in each elevation, which have no impact on neighbours or to the design of the building. This ensures that the building can be considered as lawful and therefore able to be considered for conversion under the relevant plan policies.

The building which forms the subject of this application was approved as a packing shed to have served the glasshouses which once stood on the land to the east of the shed and the existing glasshouses to the south of the site which are proposed to be removed as part of this application. The application site therefore comprises a redundant glasshouse site for the purposes of the Island Development Plan and Policy OC7 would apply.

In respect of that policy, the site is not located within an Agriculture Priority Area. The current proposal would however clear the vast majority of the site, enabling the use of that land for agriculture, whilst the proposed change of use would be limited to a restricted area in the north-western corner, close to the surrounding residential development.

If cleared, the site would contribute to a wider area of open land, and this would extend to the packing shed. The packing shed is, however, well related to existing development to the north and retention of that building in itself would not compromise the significant benefits accrued by the clearance of the remainder of the site. The demolition of all glasshouses on the remainder of the site would therefore achieve the contribution to openness sought under this policy and enable the retention of the building proposed for conversion, and this can be controlled by condition.

Redundancy and conversion:

Where a proposal is for the conversion of a redundant ancillary structure, Policy OC7 requires that a proposal meet the terms of Policy GP16(A). The requirements of that policy, together with the remaining criteria i-vi of Policy OC7, are addressed below.

The proposal relates to the conversion of a building and the creation of associated domestic curtilage. The application proposes the clearance of the site in order that the majority of the land can be returned to agricultural use. With a section of approx.

800m² converted to garden for the new residential unit created. This aspect will be assessed against Policy GP15 further below and the Strategy for Nature SPG.

Policy OC1 provides for new housing Outside of the Centres only where it is achieved through the subdivision of an existing dwelling or the conversion of a redundant building. As this application proposes the conversion of a redundant packing shed, the principle of residential development on this site is considered acceptable in the context of Policy OC1.

Policy GP16(A) provides for the conversion of redundant buildings subject to meeting the requirements of a number of criteria. Each has been addressed in turn below.

Policy GP16(A) states that *the conversion of an existing building will be supported where:*

a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose; and,

The commercial use of the site has ceased, and the majority of glasshouses have been removed. The applicant advises that the building is also no longer required in connection with the adjacent vinery which is to be removed as part of this application. As previously considered, the external retrospective alterations to the building proposed are acceptable, the building can be considered lawful and so on this basis it is accepted that the building is redundant.

b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses; and,

The application proposes the establishment of a single residential unit.

c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding; and,

The application is accompanied by a Structural Engineering appraisal of the building. The report acknowledges that the building is of a sound and substantial construction and is capable of conversion without significant or substantial structural works. Building Control was also consulted on the application. It concluded that the proposed structural works are not significant, and the information submitted is sufficient to demonstrate that the building is of sound and substantial construction and does not require extensive rebuilding or alteration. The asbestos roof is to be encapsulated and not replaced. The alterations to the fenestration would not amount to extensive works.

The building has a total footprint of approximately 126m² which significantly exceeds both the Guernsey minimum accommodation standard for a six-person dwelling (71m²) and also exceeds the UK DCLG best practice standard of 95m² for a 3-bedroom, 6 person dwelling.

d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced; and,

e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area; and,

There are no protected buildings within the immediate vicinity and the existing building has no particular architectural merit.

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape; and,

The impact of the development on the character and openness of the landscape is an important consideration in this case (Policies GP15 and GP16(A)). In addition, Policy OC7 requires the site to be laid out to achieve the most effective and efficient use of land and the least negative visual and amenity impacts. In these respects, the clearance of the glasshouses would open up views across adjacent agricultural land to the benefit of the character and openness of the surrounding landscape.

The proposal includes the change of use of a generous area of land to domestic garden, which is not commensurate with surrounding dwellings, however, the site is not within the APA and the associated removal of the glasshouses improves visual access to open and undeveloped land and would have no unacceptable impacts on the character and openness of the landscape, in accordance with Policies GP15, GP16(A) and OC7.

g. the conversion would not require more than modest extension to the existing building for it to be achieved; and,

No extension to the building is proposed, only the conversion of the existing building.

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

The distance between the proposed dwelling and neighbouring residential properties is sufficient to safeguard the amenities of neighbouring residents and the relationship between the building and its neighbours is not unusual in this area.

The converted building would provide an appropriate level of accommodation. The size and quality of the indoor and outdoor space would be good and there would be an attractive outlook from the dwelling. Overall, the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

There is likely to be a limited increase in the use of the shared track and access, but it is unlikely that the proposed development will cause any significant adverse impact on neighbouring amenity. The proposed use of the site for a 3-bed dwelling and surrounding garden is unlikely to generate a significant amount of vehicle movements to and from the site, and is potentially far less than the horticultural use could have attracted. The proposal would have a limited impact on road safety and traffic management within the area (IP9).

The proposed parking provision is appropriate for the size and type of dwelling proposed, in accordance with the requirements of Policy IP7. The plans do not indicate secure cycle storage although there is plenty of space for its provision within the curtilage of the dwelling.

Strategy for Nature

There is a requirement for all applications involving the change of use of agricultural land to domestic garden to be accompanied by information demonstrating environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted.

A Biodiversity Statement has been provided which includes proposals for native species tree planting with underplanting, compost heaps, bug hotel and the creation of a wildflower meadow. This will be conditioned for additional detail to be submitted and to secure its implementation in order to provide the required biodiversity enhancements necessary.

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access and good circulation and the accommodation is provided over a single level, in accordance with the requirements of Policy GP8.

Confirmation has also 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.

Other matters:

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention

to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of other protected buildings to the west and south west of the site. Taking into account that the proposal involves a change of use of an existing building and associated land, the scheme would not harm the setting of any nearby protected building. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

Policy OC7 requires the demolition and removal from the site of all ancillary structures which are not capable of being used for a use in accordance with the relevant policies of the IDP. The existing glasshouse is to be removed as part of the application, and will be conditioned to ensure this occurs prior to occupation/completion of the dwelling.

The comments received by La Societe regarding the need for a bat/bird survey are noted however to be consistent with other applications for the conversion of buildings of a similar age and type in similar rural locations, it is recommended that a such a condition would be unjustified and a suitable informative be imposed.

Summary

The proposed retrospective alterations to the exterior of the dwelling regularise the building which therefore allows the consideration of the conversion of the lawful packing shed.

The conversion of the building to a dwelling and the clearance of the remainder of the redundant glasshouse site represents an effective and efficient use of the land. The single storey accommodation provides flexible and adaptable accommodation, and the proposal accords with Policy GP8. The proposed curtilage is of an acceptable size, and adequate biodiversity enhancements are proposed.

The comments of The Office of Environmental Health and Pollution Regulation are set out in full above. Due to the former use of the site, there are concerns about the potential for contaminated land and it is recommended that investigations and if necessary, remediation works are undertaken to address this.

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; the effect of the proposed which the site could be put without further planning permission; 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 not impact on any protected buildings, trees, monuments or on any Sites of Special Significance.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 18/02/2026