

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: Variation to plans previously approved to erect 9 dwellings with associated works, create vehicle access to east boundary - Retain driveway to L'Aumone House to east of site, laying of surfacing, installation of gates and erection of signs.

LOCATION: L'Aumone House, Route De Cobo, L'Aumone, Castel.

APPLICANT: Infinity Group Limited

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: 19/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Infinity Group: 97.GY PD-02 Rev J & 97.GY PD-07 Rev C.

Application Ref: FULL/2025/1632

Property Ref: D013360000

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 on or before 19/12/2026.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 20/12/2023, issued under planning application reference FULL/2023/1322, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5.Prior to installation of the signs shown on the approved plans, details of those signs shall be submitted to and agreed in writing by the Authority. The signs shall be erected only in accordance with the agreed details and prior to the first use of the driveway hereby approved.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the signs are of satisfactory design and are installed in a timely manner to ensure appropriate management of traffic movements.

6.Prior to installation of the gate shown on the approved plans, details of that gate shall be submitted to and agreed in writing by the Authority. The gate shall be installed only in accordance with the agreed details and prior to the first use of the driveway hereby approved.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the gate is of satisfactory design and is installed in a timely manner to ensure appropriate management of traffic movements.

Expiry Date: This permission will cease to have effect on 19/11/2026 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/2025/1632
Property Ref: D013360000
Valid date: 16/10/2025
Location: L'Aumone House Route De Cobo L'Aumone L'Aumone Castel
Guernsey GY5 7RT
Proposal: Variation to plans previously approved to erect 9 dwellings
with associated works, create vehicle access to east boundary
- Retain driveway to L'Aumone House to east of site, laying of
surfacing, installation of gates and erection of signs.
Applicant: Infinity Group Limited

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 on or before 19/12/2026.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 20/12/2023, issued under planning application reference FULL/2023/1322, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5. Prior to installation of the signs shown on the approved plans, details of those signs shall be submitted to and agreed in writing by the Authority. The signs shall be erected only in accordance with the agreed details and prior to the first use of the driveway hereby approved.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the signs are of satisfactory design and are installed in a timely manner to ensure appropriate management of traffic movements.

6. Prior to installation of the gate shown on the approved plans, details of that gate shall be submitted to and agreed in writing by the Authority. The gate shall be installed only in accordance with the agreed details and prior to the first use of the driveway hereby approved.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the gate is of satisfactory design and is installed in a timely manner to ensure appropriate management of traffic movements.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a development site for 7 dwellings and 4 flats, located to the north of L'Aumone House, which itself is set to the north-west of the traffic light junction of Route de Cobo, Rue du Friquet, Rue Des Varendes and Rue du Presbytere. L'Aumone House is accessed through a gateway in the south-east corner of that site, located on the traffic light junction, and has a driveway running along the east boundary of the property, linking to the development site. A new site access has now been formed in the south-east boundary of the development site, providing separate access to that site.

The site is located within the L'Aumone Local Centre. The site abuts an Agriculture Priority Area (APA) to the north-west and is separated from the APA to the north by the residential property in that direction.

Relevant History:

FULL/2023/1322 Erect 9 dwellings with associated works, create vehicle access to east boundary. Approved 20/12/2023

FULL/2024/0147 Variation to previously approved plans to erect 9 dwellings with associated works, create vehicle access to east boundary - Install Juliet balconies at 1st floor level to rear of units 1-6. Approved 05/03/2024

FULL/2024/0964 Variation to previously approved plans to Erect 9 dwellings with associated works, create vehicle access to east boundary - Convert Unit 5 & 6 from 2 dwellings into 4 Flats and associated works Approved 30/07/2024

FULL/2025/1614 Erect 1.5 storey outbuilding/garage/gym to north-west boundary of L'Aumone House. Pending.

Existing Use(s):

Development site.

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:

- LC2 Housing in Local Centres
- GP8 Design
- GP9 Sustainable Development
- IP9 Road Safety, Accessibility and Capacity

L'Aumone House Development Framework

Conclusion/Brief comment:

Permission was granted for the development of 9 dwellings at this site 20/12/2023, and subsequently varied to provide 7 dwellings and 4 flats. As part of the initial approval, permission was granted to form a new access for the new units, separate to the existing access serving L'Aumone House, and the decision was conditioned to require that that access was constructed and brought into use (Condition 8) and the planting bed closing the link between the new site access and the L'Aumone House driveway was formed (Condition 9b)), prior to any other development at the site.

The current application seeks permission to retain a vehicular link between the access to the development site and L'Aumone House, forming a new rumble strip

between the development site access road and the L'Aumone House driveway, providing an electronic gate across that strip, and erecting signs clearly stating entry is for those accessing L'Aumone House only.

The requirements of the previous permissions requiring closure of the link between the development access and L'Aumone House were to ensure that no through traffic from the development site utilised the existing L'Aumone House access, which is not appropriate to deal with such traffic. The current proposal would ensure no through traffic, however would provide alternative, and safer, access for L'Aumone House. The proposal would therefore be acceptable on road safety grounds.

The proposal would otherwise be acceptable in respect of all remaining Plan policies, subject to provision of details of the proposed gate and signs prior to installation, and installation prior to the first use of the link road.

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: 17/11/2025