

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: Install new and maintenance works to existing rockfall netting to steps and cliff face.

LOCATION: Land Adjacent To Petit Port Steps, Petit Port, Jerbourg, St. Martin.

APPLICANT: Committee For The Environment And Infrastructure

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: 19/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Site Location Plan (1:1250 and 1:500). Frederick Sherrell Ltd: 1782 FIGURE 2 rev19, FIGURE 12 rev 1, FIGURE S2.

Application Ref: FULL/2025/1677

Property Ref: J01563A000

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.

Expiry Date: This permission will cease to have effect on 18/12/2028 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/2025/1677
Property Ref: J01563A000
Valid date: 07/11/2025
Location: Land Adjacent To Petit Port Steps Petit Port Jerbourg
Jerbourg St. Martin Guernsey
Proposal: Install new and maintenance works to existing rockfall netting
to steps and cliff face.

Applicant: Committee For The Environment And Infrastructure

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.

OFFICER'S REPORT

Brief Description of the site:

The site is part of the cliff location to the south of Route De Jerbourg and provides stepped access to the beach, known as Petit Port Steps.

The application relates to new rock fall netting along with maintenance to existing rock face netting with replacement of 14 rope anchors and repairs to existing stanchons.

The site is located Outside of the Centres and within a Site of Special Significance (SSS) as designated in the Island Development Plan.

Relevant History:

FULL/2014/3067 - Erect security fence (retrospective) – granted

FULL/2015/0462 - Construct cliff path – granted

FULL/2015/2736 - Construct path between Saints Harbour Road and Saints Bay (slipway) – granted

FULL/2016/1533 - Install safety railings – granted

FULL/2018/0787 - Replace existing railings and install new railings and create hardsurface area – granted

Existing Use(s):

Cliffs

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:

In the IDP Informal Leisure and Recreation includes nature walks, woodlands, and cliff paths and development ancillary to beaches and the coast

OC9: Leisure and Recreation Outside of the Centres
GP2: Sites of Special Significance
GP8: Design

Conclusion/Brief comment:

The submission highlights that a landslip occurred in February 2021 where damage was caused to the upper catcher fence and the footpath was closed. In June/July 2023 new rockfall interceptor fencing was installed and the slip debris pile regraded along with repair work to the upper catcher fencing at which time the footpath was reopened. Soil between the fences is noted as slipping regularly including in 2025 and the fencing.

The application relates to an upper catcher fence with associated netting to the east of the steps and rope access points to the south. The drawings indicate that an element of regrading works will be required adjacent to the steps. The netting proposed should not impede the regrowth of vegetation which will, in time, obscure the netting. The fencing is visible against the backdrop of the cliff and vegetation with some adverse effect but the measures proposed will address safety concerns regarding the safety and stability of the section of cliff proposed. The use of such netting is common in situations such as this, and the proposal is considered to satisfy the aims of the relevant policies in the Island Development Plan referred to above.

In this case, the proposals must meet the statutory duties with regard to Sites of Special Significance set out within Section 40 of the Law and the desirability of preserving, enhancing and managing the character, appearance and environment of the site.

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 application is acceptable in relation to the above policies and other material planning considerations. In view of the above it is recommended that planning permission is granted for the proposed work.

Recommendation:

Grant with Conditions



Date: 08/12/2025

