

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: Variations to works previously approved to install 5 shepherd huts - Replace huts 2 & 3 with Ranger Lodge tents and relocate to north of site.

LOCATION: Camp de Reves, Rue Des Paysans Au Val, St. Pierre Du Bois.

APPLICANT: Mr & Mrs D Barnes

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: 05/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 6325-08 B1, B2 Rev A

Application Ref: FULL/2025/1697

Property Ref: F005310000+F005320000

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.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 28/04/2021, issued under planning application reference FULL/2020/2492, or as amended under the permission dated 25/01/2023, issued under planning application reference FULL/2022/1544, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 04/01/2029 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/2025/1697
Property Ref: F005310000+F005320000
Valid date: 06/11/2025
Location: Camp de Reves Rue Des Paysans Au Val St. Pierre Du Bois
Guernsey GY7 9JY
Proposal: Variations to works previously approved to install 5 shepherd
huts - Replace huts 2 & 3 with Ranger Lodge tents and
relocate to north of site.

Applicant: Mr & Mrs D Barnes

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 28/04/2021, issued under planning application reference FULL/2020/2492, or as amended under the permission dated 25/01/2023, issued under planning application reference FULL/2022/1544, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south side of Rue des Paysans Au Val, a short distance south-west of La Houquette School. The site is located at the crest of the escarpment, with views over the open land and scattered development towards the coast to the west.

The site is an established "glamping" site, comprising 5 safari tents (each sleeping up to 6 persons) and a facilities building on the upper level and 3 shepherds huts on the lower level, with permission granted for a further two twin huts at that level.

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

Relevant History:

21/02/18 FULL/2017/0947 – Permit for change of use of agricultural land to camp site, install 6 glamping units, swimming pool and services block with associated landscaping and car parking.

02/05/19 FULL/2019/0216 – Permit for variations to plans previously approved: change of use of agricultural land to campsite - reconfigure access to lower field and widen vehicular access.

31/07/2020 FULL/2020/0077 – Permit for variation to Condition 7 of planning permit FULL/2017/0947 to allow retention of 'glamping' safari tents until 31 October 2022.

23/02/21 FULL/2021/0030 Permit to erect extension to east elevation of facility block.

28/04/21 FULL/2020/2492 Permit to install 5no shepherds huts.

FULL/2020/2495 Application to erect sperry tent (marquee) for functions on lower field – Withdrawn.

07/06/21 FULL/2021/0163 Permit for variation to Condition 7 of planning permission FULL/2017/0947 and Condition 4 of planning permission FULL/2020/2492 to extend operation of glamping site to year round, excluding the period 5th January - 5th February.

02/11/21 FULL/2021/2031 Refusal for variation to previously approved plan for change of use of agricultural land to campsite - variation of Condition 12 to allow for amplified music/speeches.

25/01/23 FULL/2022/1544 Rescind Condition 7 of planning permission FULL/2017/0947, Condition 4 of planning permission FULL/2020/2492 and Condition 4 of planning permission FULL/2021/0163 to allow retention of the safari tents on a permanent basis and to extend operation of the glamping site to year round.

09/04/2024 FULL/2025/0240 Permit for variations to works previously approved to install 5 shepherd huts - Replace hut 3 with a shire hut and reposition.

22/07/2025 FULL/2025/0828 Permit for variations to works previously approved to install 5 shepherd huts - Replace hut 3 with a twin shepherd hut and reposition.

09/10/2025 FULL/2025/1208 Permit for variations to works previously approved to install 5 shepherd huts - Replace hut 2 with twin hut and relocate to north of site.

Existing Use(s):

Campsite

Consultation responses:

The Office for Environmental Health and Pollution Regulation raise no objections.

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:

OC8(B)	Visitor Accommodation Outside of the Centres – Campsites
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
IP7	Private and Communal Car parking

Conclusion/Brief comment:

This application seeks to vary the permission previously granted under FULL/2020/2492 to erect 5no shepherd huts. Three of the approved 5no huts have been installed (Nos 2, 3 & 4 as shown on the previously approved drawings, and 1, 4 & 5 as labelled on the drawings submitted as part of this application). The huts are 6.2m x 2.3m x 3.3m (high), mounted on wheels and comprise an open plan internal area including kitchen, living and sleeping for two persons, with shower room.

In 2025 approval was granted under FULL/2025/0240 to replace one of the huts which had not yet been installed (Hut 5 as shown on the previously approved drawings and 3 as shown on the drawings submitted as part of the application) with a Shire Hut. The Shire Hut measured 7m x 2.9m x 3.4m (high), was mounted on a base, and included a ground floor kitchen/living area with shower room and mezzanine sleeping for up to 4 persons.

Subsequently under FULL/2025/0828 and FULL/2025/1208 permission was granted to replace both that hut and the other hut which has not yet been installed (Hut 1 as shown on the previously approved drawings and 2 as shown on the drawings submitted as part of the application) with twin shepherd's huts, arranged in a T-shape, and to re-position those huts on the site. The T-shape footprint would be 9.5m long and 7.4m across the top of the T, with each section having a width of 2.3m and a height of 3.3m. The huts would be mounted on wheels. The huts would include a kitchen/living compartment and a sleeping and shower room compartment, with sleeping for up to 4 persons.

The current application proposes to replace both of the huts which have not yet been installed (Huts 1 & 5 as shown on the previously approved drawings, Huts 2 & 3 as shown on the drawings now submitted) with "Ranger Lodge" tents, in the locations approved under FULL/2025/0828 & 1208. The Ranger Lodge tents would be 8.7m x 8.5m, measuring the roof area (which overhangs the floor space), and are annotated to be 3.8m high, above deck level, measuring 4.3m above ground level as shown on the plan. The tents comprise kitchen and living areas, a shower room and 2no bedrooms at ground floor with a third bedroom in the roof space and include a covered deck. The tents comprise a timber base, frame and balustrades with canvas walls and roof.

The increased size, and level of accommodation, provided within the proposed tents is a material consideration in respect of the use of that accommodation, the capacity of the campsite, and the potential for increased visual impact, vehicle movements or other forms of disturbance.

It is however noted that the structures, whilst not mounted on wheels, remain temporary in nature, with a canvas outer shell, similar in nature and level of accommodation to the safari tents on the upper level of the campsite, could not

easily be used for permanent accommodation and could be easily removed should the camping use cease.

The tents would also be discretely located on the lower level of the campsite, to the north of that area, and would be screened by well-established vegetation in short views and set away from any potential long views of the site.

The proposal could increase the capacity of the site by an additional four persons over the most recent approvals and by eight persons over the original permission for shepherd huts at the site, albeit within the same number of structures as the original permission. On balance, this would not however generate significant additional disturbance. The submitted information does not address any potential increases in vehicles associated with the increased capacity, however in this respect the layout of the site is, to a degree, self-limiting. Measuring from the aerial photograph, there would be space for approximately 11 standard sized parking spaces within the parking area, allowing a single space per tent/hut. On balance, the parking on site remains sufficient to cater to demand. Whilst the spaces are not marked out and there may therefore be scope to park a higher number of vehicles, this would not be of a number which would give rise to significant additional movements on the adjacent roads.

As a variation to the original consent, the operation of the huts would be controlled by the conditions attached to the original decision, or as varied by subsequent applications.

The proposal would therefore be in accordance with the purpose of the Law, material considerations and above cited planning policies.

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: 30/12/2025

