

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: Change of use of agricultural land to domestic garden (2,782sqm).

LOCATION: Les Tuiles Rouges, Route De Plaisance, St. Pierre Du Bois.

APPLICANT: Mr K Tailby

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: 03/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Create Ltd - 976-3-001 & 004

Application Ref: FULL/2025/1716

Property Ref: F000040000

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 landscaping scheme and biodiversity enhancements hereby approved shall be fully completed in accordance with the details shown on the approved plan (ref: 976-3-004) in the first planting season following the grant of this permission (by 31st March 2027). Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted. The wildflower meadows shall be protected and managed in accordance with the details provided 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.

Expiry Date: This permission will cease to have effect on 02/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

1.There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should people intend to grow consumables on this land, they are advised to consider the potential for contamination and the associated risks.

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/2025/1716
Property Ref: F000040000
Valid date: 12/11/2025
Location: Les Tuiles Rouges Route De Plaisance St. Pierre Du Bois
Guernsey GY7 9AA
Proposal: Change of use of agricultural land to domestic garden
(2,782sqm).
Applicant: Mr K Tailby

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 landscaping scheme and biodiversity enhancements hereby approved shall be fully completed in accordance with the details shown on the approved plan (ref: 976-

3-004) in the first planting season following the grant of this permission (by 31st March 2027). Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted. The wildflower meadows shall be protected and managed in accordance with the details provided 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.

INFORMATIVES

1. There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should people intend to grow consumables on this land, they are advised to consider the potential for contamination and the associated risks.

OFFICER'S REPORT

Site Description:

The application site comprises a detached bungalow located to the southwest of Route de Plaisance, together with an associated garden area extending to the west and southwest and an adjoining area of agricultural land beyond. The surrounding area is characterised by a mix of residential properties of varying scales and designs to the northwest, north and southeast, with agricultural fields adjoining the site to the southwest and extending further south.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2021/2017	Demolish north-west chimney, install rooflights to south-west roof slope and alterations to earthbank to widen vehicle access.	Granted 22/10/2021
FULL/2020/1026	Alterations to existing outbuilding to form a dower unit including raising ridge height, alterations to fenestration and clad exterior of outbuilding.	Withdrawn 14/08/2020

FULL/2019/0670	Remove hedge and erect single storey pitched roof extension to south-west elevation, install rooflights and alterations to fenestration to convert detached garage into dower unit.	Withdrawn 25/07/2019
FULL/2018/1025	Construct first floor extension and convert existing garage into a dwelling	Refused 01/06/2018

Existing Use(s):

Residential – Use Class 1 (property and garden area)

Agricultural – Use Class 28 (remaining land)

Brief Description of Development:

Planning permission is sought to change the use of a parcel of agricultural land (circa 2,782m²) to domestic garden.

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

Island Development Plan Policies

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Policy GP1: Landscape Character and Open Land

Policy GP15: Creation and Extension of Curtilage

Representations:

One letter of representation has been received from the president of La Societe Guernesiaise which is summarised as follows:

- The site is within an agricultural setting and although not within has APA land to the north and west;
- Surrounding the site much of the land is covered in disused glasshouses which once cleared could contribute to an area of open land;
- The site has little to support biodiversity;
- No measures as required by the Strategy for Nature to enhance future biodiversity have been included in the proposal;
- Should permission be granted conditions should be put in place to ensure implementation of biodiversity enhancements.

Consultations:

The Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 18th November 2025 stated the following:

"I have reviewed the proposed plans for the application to change agricultural land to a domestic garden which were received by email on 14th November 2025 and there is an issue of concern I must raise and would recommend the following condition is attached:

- *There is potential for contamination on this land due to its former use as a growing site and the historic presence of a glasshouse. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.*

I would be grateful if these issues are considered during the determination of this application."

Summary of Issues:

The main issues in deciding this application are:

- the impact on the landscape character and openness of the area,
- the impacts of the proposal on the amenities of neighbouring properties.

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).**

The proposal falls to be considered principally under Policies OC5(B), GP15 and GP1 of the Island Development Plan.

The site is not within an Area of Biodiversity Importance or an Agriculture Priority Area, no existing boundary features are proposed to be removed and the proposed change of use would not of itself have an adverse impact on or affect the amenities of neighbouring residents.

The land subject to this application is partially visible from Route de Plaisance to the northeast and adjoins a wider area of undeveloped/agricultural land to the south and southwest. However, the land is reasonably well related to the existing dwelling, aligns with established boundaries on both the application site and neighbouring properties, and does not project unduly into the surrounding undeveloped/agricultural land. In addition, it is well screened from the adjoining agricultural land by mature trees and vegetation along the western and southwestern boundaries.

The dwelling already benefits from a number of outbuildings and sheds. As such, any future proposals for additional structures that could affect the openness of the land

would require assessment through a planning application. In these circumstances, the removal of exemption rights is not considered necessary.

Taking the above into account, the proposed change of use is unlikely to result in a significant adverse impact on the openness or landscape character of the area and is therefore considered to accord with Policies GP15 and GP1.

During the course of the assessment, revised landscaping details were submitted with the aim of delivering biodiversity enhancements. The revised scheme includes the planting of additional native hedgerows, native understorey planting beneath and around existing tree canopies, the retention of existing trees, shrubs and other vegetation, the provision of bug hotels, and the creation of several areas of wildflower meadow. Collectively, these measures have the potential to provide proportionate and meaningful biodiversity enhancement.

Detailed planting specifications have been provided, together with proposals for the future management and maintenance of the wildflower meadow areas. To ensure that the proposed biodiversity enhancements are delivered in a timely manner and become established at the earliest opportunity, it is recommended that the landscaping scheme be fully implemented by the end of the next planting season, namely by 31 March 2027.

To address the concerns raised by The Office of Environmental Health and Pollution Regulation about the potential for contaminated land, it is recommended that an informative is applied to the decision notice to advise of the potential risks.

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.

It is recommended that the application is approved.

Date: 01/07/2026

