

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 (1,383sqm) and associated works.

LOCATION: Ireckon, Route Du Felconte, St. Pierre Du Bois.

APPLICANT: Mr G Ison

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: 16/04/2026

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

Drawing Nos: A7 Architecture: 25-1665 PD/01 Rev D & Biodiversity Statement (Dated March 2026).

Application Ref: FULL/2025/1899

Property Ref: F00261A001

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.If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To secure the satisfactory appearance of the completed development.

5.The landscaping scheme and biodiversity enhancements hereby approved shall be fully completed in accordance with the details shown on the approved plan (ref: 25-1665 PD/01 Rev D) and the Environment Guernsey Biodiversity Statement (dated March 2026) in the first planting season following the grant of this permission, or in accordance with a programme previously agreed in writing by the Authority. 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.

Reason - To make sure that the landscaping scheme provides a biodiversity enhancement for the site in line with the aims of the Strategy for Nature, SPG.

Expiry Date: This permission will cease to have effect on 15/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they 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/2025/1899
Property Ref: F00261A001
Valid date: 11/12/2025
Location: Ireckon Route Du Felconte St. Pierre Du Bois Guernsey GY7 9QB
Proposal: Change of use of agricultural land to domestic garden (1,383sqm) and associated works.
Applicant: Mr G Ison

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.If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To secure the satisfactory appearance of the completed development.

5. The landscaping scheme and biodiversity enhancements hereby approved shall be fully completed in accordance with the details shown on the approved plan (ref: 25-1665 PD/01 Rev D) and the Environment Guernsey Biodiversity Statement (dated March 2026) in the first planting season following the grant of this permission, or in accordance with a programme previously agreed in writing by the Authority. 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.

Reason - To make sure that the landscaping scheme provides a biodiversity enhancement for the site in line with the aims of the Strategy for Nature, SPG.

INFORMATIVES

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

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Ireckon' is a 1970's bungalow which is set back from and faces north onto Route du Felconte. The property sits in the northwest corner of the site and there are neighbouring properties to the east, across the road to the north and there is an open field to the west and a protected building to the south beyond the agricultural land within the same ownership. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Agricultural use class 28: agriculture.

Assessment: (Tick as appropriate)

no representation

✓
✓
✓
✓

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

✓
✓
✓

Policies considered most relevant:

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

GP1: Landscape Character and Open Land

GP13: Householder Development

GP15: Creation and Extension of Curtilage

Consultations:

Agriculture, Countryside and Land Management Services (ACLMS)

16/01/2026

- 1. There has not been an assessment of existing biodiversity of the site, so it is difficult to ascertain the existing biodiversity value. However, assessment of aerial photographs appears to show that the site contains important ecological features, such as permanent grassland, and so there is a risk that works within the area could result in a loss of biodiversity, that would subsequently need to be offset. We would recommend that the applicants commission a biodiversity assessment (from a suitably qualified ecologist) to understand the baseline value and provide recommendations to enhance the biodiversity of the site.*
- 2. Most of the enhancements the applicant is proposing are on the land to be retained as agricultural and that, within the area to be converted to domestic curtilage, the only proposed biodiversity enhancement is the planting of a hedge. I recognise this is within the red line boundary, and so enhancements can be delivered in this area, however given the potential loss of permanent grassland (an important ecological feature) the applicants may wish to consider ways in which the biodiversity of this area can be retained or enhanced. As mentioned above, these recommendations could be commissioned from a suitably qualified ecologist.*

3. *The tree dimensions report recommends the clearance of the “scrub and bramble growth” on the eastern boundary, this would result in a loss of biodiversity and would recommend that it is not undertaken on the boundary adjacent to the retained agricultural land.*
4. *Many of the hedging species proposed are not native, and some are potentially invasive. We would recommend that ‘Frangula alnus Alder Buckthorn’ and ‘Rhamnus carthartica Buckthorn’ are removed from the planting list. They could be replaced by a more suitable species, such as hazel (Corylus avellana), blackthorn (Prunus spinosa), or myrobalan plum (P. cerasifera).*
5. *Norway maple is not a native species, and we would recommend that it is removed from proposed list of trees and replaced with an alternative native species, which would offer more benefit to biodiversity.*
6. *We would recommend that the pedestrian gates between the domestic curtilage and the field are removed from the scheme to better define the boundary between the two uses.*

The Office of Environmental Health and Pollution Regulation
11/02/2026

‘I have interrogated the States’ Digimap system and records, which show that glasshouses were historically located on the land parcel which is proposed for domestic usage. This previous use of the land means there is the potential for land contamination to be present and I have concerns that there could be contamination of metals, hydrocarbons and pesticides from this historic use. Other sources of contamination could also be present.

I would advise that the applicant is made aware of this potential risk, and I recommend that the following condition is attached to any granted permission:

- *If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.*

I would also recommend that the following informative is attached to any granted permission:

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

Conclusion/Brief comment:

This application is for a change of use of agricultural land to domestic curtilage (1,383sqm) and associated works. The area of land to be incorporated into the domestic curtilage is to the east of the main dwelling, leaving the whole of the south of the site agricultural land.

In the 1970's the site had two large glasshouses running along the east side of the property and a packing shed to the south of the dwelling. The packing shed had been removed by the 1990s and the glasshouses were removed by 2009 and the area laid to lawn.

The application was deferred a couple of times, once for the agent/applicant to commission an ecologist to compile a Biodiversity Statement to provide biodiversity enhancements for the change of use land as per the Strategy for Nature guidance.

The landscaping scheme, which was devised from the ecologists work, were mostly on the agricultural land and not on the land to be domesticated, therefore the application was deferred a second time to enable some of the enhancements to be moved.

The landscaping scheme now shows the edges of the garden planted with wild flower meadow plants and the existing boundaries will be filled with more native hedging species. There will be an earthbank denoting the domestic garden from agricultural land and some bird boxes and fruit trees will complete the biodiversity additions.

To further enhance the site some invasive plants are to be removed from the agricultural land including Pampas Grass, Turkey Oak and bramble scrub, wild grass seed will be sown in these areas.

The proposals are now considered to respect the landscape character, will not result in the unacceptable loss of any distinctive features. There will be no loss of any boundary features.

The proposals are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have an adverse on either of the immediate neighbours.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 15/04/2026

