

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 land (596 sqm), create vehicle access and install hardstanding, alterations to existing vehicle access to south boundary, to restrict use to pedestrians only.

LOCATION: La Pointe Farm, Rue Du Lorier, St. Pierre Du Bois.

APPLICANT: Mr & Mrs K Gallichan

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: 20/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 2309 / N.E Rev A.

Application Ref: FULL/2025/1930

Property Ref: F00137A000+F001370000

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 landscape scheme shall be fully completed, in accordance with drawing number 2309/N.E. Rev A, in the next planting season following the grant of this permission, i.e. by 31/03/2027. 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.

Reason - In the interests of biodiversity and visual amenity.

5. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the existing earth bank.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 19/05/2029 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/2025/1930
Property Ref: F00137A000+F001370000
Valid date: 15/12/2025
Location: La Pointe Farm Rue Du Lorier St. Pierre Du Bois Guernsey
GY7 9UJ
Proposal: Change of use of agricultural land to domestic land (596 sqm),
create vehicle access and install hardstanding, alterations to
existing vehicle access to south boundary, to restrict use to
pedestrians only.
Applicant: Mr & Mrs K Gallichan

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.

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OFFICER'S REPORT

Site Description:

The site comprises of a group of buildings in the south-west corner which includes a traditional two storey dwelling and a series of detached barns and outbuildings which have a variety of uses including self-catering accommodation and stables. To the east and north of this is a large hard surfaced parking area with amenity space to the north and west of the buildings. The western section of the site is recognised as forming the curtilage of the dwelling and visitor accommodation uses. To the east and south-east of the group of buildings is an area of agricultural land which is under the same ownership. This application relates to a parcel of agricultural land to the south-east of the group of buildings.

The site is located to the east of Route des Paysans and bounds La Houquette School to the north. The entire site is situated within an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

09/09/2025 – FULL/2025/0921 – Permission granted to remove section of earth bank and hedge to create vehicle access to west boundary.

17/04/2025 – FULL/2025/0366 – Permission granted to demolish dower wing, erect dwelling and associated works to north of site (revised scheme).

16/04/2025 – FULL/2024/1134 – Permission granted to convert former Mirus Battery Mess to create 7 residential dwellings with associated works.

09/10/2024/ - FULL/2024/1133 – Application refused to demolish dower wing, erect dwelling and detached garage and associated works to north of site.

03/11/2023 – CLU/2023/0935 – Certificate of Lawful Use application refused to regularise use of agricultural land as a domestic garden in association with La Pointe Farm (1,400sqm) (Residential Use Class 1). Application subsequently granted on appeal 23/04/2024 (PAP/012/2023).

19/10/2023 – FULL/2023/1454 – Permission granted to sub-divide, extend and alter dwelling to create 2 dwellings.

13/04/2023 – FULL/2022/1800 – Permission granted for the change of use of agricultural land to domestic garden (128sqm) (revised scheme).

27/05/2022 – FULL/2021/2562 – Application refused for the change of use of agricultural land to domestic land (6,000 sqm) and erect earth bank to north-east boundary.

Existing Use(s):

Agriculture Use Class 28

Brief Description of Development:

Planning permission is requested for the change of use of a parcel of agricultural land measuring 596sqm to domestic land, create vehicle access and install hardstanding. The application includes blocking up the existing access with a fixed shut 5 bar gate to create a pedestrian only access.

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

Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP15: Creation and Extension of Curtilage

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Three letters of representation were received, including 1 letter of objection signed by the occupiers of 7 properties along Rue Du Lorier, main points as follows:

- Objections to the increase in traffic along the lane and road safety implications of this, particularly due to use of lane by school children

- Impact on neighbouring properties due to the proximity of the access to neighbouring properties and the noise and disturbance from the use of the proposed access.
- The neighbouring property to the east raises concerns about the loss of light from the proposed planting and screening along their western boundary or privacy concerns should the planting be reduced in height.
- Objections to the change of use of agricultural land to domestic land.
- The ownership of an untarmacked section of land adjacent to the highway and in the location of the proposed access is questioned.
- Questions the need for the access when the existing access must have been considered suitable as part of the recent approved developments on the site.
- If the existing access is not suitable, it is recommended to use the recently constructed access onto Route Des Paysans.
- The change of use and construction of a new roadway within a field is not in keeping with the rural aspect of the area and would have unacceptable adverse environmental impacts.
- A representation on behalf of La Société Guernesiaise advises that they remain concerned about the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan currently permits the consideration of such applications, they seek to optimise ecological gains wherever possible. They have been unable to view the application during the publication period and cannot therefore determine if biodiversity measures are adequate. It is advised that La Société would be able to assist with matters relating to biodiversity.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

- The impact on the landscape character and openness of the area
- The loss of agricultural land within an Agriculture Priority Area
- The impact on the amenities of neighbouring residents
- Road safety and traffic management

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 to change the use of the agricultural land falls to be considered principally under Policies GP15 and GP1 of the Island Development Plan.

The site is bounded to the west and north by the existing residential, visitor accommodation and stable buildings of La Pointe Farm, and is bounded to the east by a neighbouring residential property. As a result, the land the subject of this application does not form part of a wider area of open and undeveloped land. Provided that the overall open and undeveloped nature of the land is retained, the proposed change of use of the land would not have a significant adverse effect on the openness and landscape character of the area, in accordance with Policies GP15 and GP1. The creation of the access and driveway across the land would detract from the undeveloped nature of the land. However, the majority of the land would be retained as open and undeveloped land and taking into account the character of the immediate surroundings, which includes a series of residential properties all with individual accesses, the creation of the access and driveway is unlikely to have an unacceptable detrimental impact on the landscape character of the area.

The site is not within an Area of Biodiversity Importance. During the course of consideration a revised landscape scheme was submitted which indicates a hawthorn hedge to be planted along and inside of the entire length of the east boundary and 9 trees to be planted along the south roadside boundary and returning along the access road. The proposed landscaping scheme has the potential to provide proportionate biodiversity enhancements.

The Strategic Land Use Plan requires a balance to be made between the protection of land for agriculture for the industry's current and future needs and recognising the role it plays in countryside management with ensuring land is available to meet other legitimate development requirements. The Island Development Plan has therefore identified large areas of contiguous agricultural land, and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land. These have been identified as Agriculture Priority Areas.

Whilst the policy approach is to generally support development for agricultural purposes in the Agriculture Priority Areas, these areas have been broadly drawn and include areas of land and sites which are not currently used for agricultural purposes and could not be expected to contribute positively to commercial agriculture in the future. The Agriculture Priority Areas are not intended to safeguard the land for agricultural use if it is not appropriate or is not required for that use or where the inclusion of an area of land into a larger land parcel for agricultural purposes would have a negative environmental impact. The Island Development Plan policies therefore allow for other forms of development within the identified Agriculture Priority Areas provided that they accord with all the other relevant policies of the Island Development Plan.

The Authority has published non-exhaustive guidance on matters that could be taken into account when assessing if a particular site or land parcel can make a positive contribution to the commercial agricultural use of an identified Agriculture Priority Area. The following matters could be taken into account:

- What the requirements of the agricultural industry are at the time;

- The condition of the land (e.g. the grade and depth of the soil, any contamination, whether it is able to be used for agriculture or if not what may be required to make it available for cultivation or grazing);
- Whether the land can be used for agriculture without adverse environmental impacts;
- The size of the site/piece of land;
- How the site/piece of land relates to existing agricultural holdings;
- Access;
- Topography (including slope, gradient, etc);
- Flooding/Drainage;
- The nature of the proposed use (will the proposed use allow the long-term use of the land for agriculture to remain).

The agent advises that the land does not appear to have been used for agricultural purposes over the last 45+ years, and its small size and the fact that it is not contiguous with other agricultural land leads to the conclusion that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Areas.

Due to a combination of the modest size of the parcel of land; it does not form part of or is bounded by a larger area of agricultural land; and it being surrounded by residential and visitor accommodation uses; it is accepted that the land is likely to have a limited use for commercial agriculture. On balance, the proposal does not amount to a significant loss of agricultural land and does not conflict with part (c) of Policy GP15.

The proposal would result in the removal of a small section of the north and south boundaries to create a vehicular access. The majority of existing boundaries would be retained and some, such as the east and south boundaries, would be enhanced by additional planting. As a result, the loss of a small section of the north and south boundaries to create a vehicular access would have no significant adverse effects on the landscape character of the area.

The existing east boundary includes breaks in the planting with windows on the neighbours property clearly visible from the site. A representation raises concerns about the loss of light from the proposed planting along their western boundary or privacy concerns should the planting be reduced in height. The proposed planting of a hawthorn hedge along the length of the east boundary of the site has the potential to provide a reasonable balance between providing a degree of privacy between the properties and ensuring that additional planting would not result in a significant loss of light. In itself the use of the land for domestic purposes is unlikely to have any significant adverse effects on the amenities of neighbouring residents. An access road is proposed inside the east boundary but it would be set back between 3m and 4m from the neighbouring boundary and together with the additional planting along the east boundary and the likely modest intensity of use of the access, the siting and use of the access is unlikely to have a material adverse effect on the amenities of neighbouring residents.

Rue Du Lorier is classified as a Neighbourhood and Country Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood and Country Roads, the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible. As set out in the application report for the conversion of the Mirus Battery Mess to 7 dwellings (FULL/2024/1134), the existing access onto Rue Du Lorier has limited visibility but due to the nature of the highway, the deficiencies noted with the existing access are unlikely to result in any significant road safety or traffic management concerns. Notwithstanding this, the proposed relocated access would have the potential for enhanced visibility splays, which would be beneficial from a road safety perspective.

Concerns have been raised about the relocation of the access further east along Rue Du Lorier and the implications for vulnerable road users along the lane, including at school times. The relocation of the access would not increase the intensity of use of the access serving this site when compared to the previously approved works. By virtue of the likely modest intensity of use of the access, the improvements to visibility from the relocated access and the nature of the highway including the low traffic flows, the relocation of the access by approximately 40m to the east and the resultant modest increase in traffic along the 40m section of the highway is unlikely to have a significant adverse effect on road safety.

To address questions raised about the ownership of the land forming the proposed access, revised plans have been submitted to clarify the extent of ownership and the design of the access has been adjusted slightly to reflect this. All decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary, third party disputes or other related matters of ownership. Where necessary such cases should be resolved by seeking legal advice.

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: 19/05/2026

