

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: Erect agricultural/dairy farm building; provide landscaping, hardstanding and associated works.

LOCATION: Meadow Court Farm, Route Des Blicqs, St. Andrew.

APPLICANT: Meadow Court Farm Ltd

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: 13/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: Z34-10832 S1-01, 02A, 03, 04B, 05A, 06B

Application Ref: FULL/2025/2001

Property Ref: K004900000+K004850000

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. Within 6 months following commencement of any work in connection therewith, a landscaping scheme detailing the proposed planting of hedging and shrubs to the south and western boundaries, including the location of each species proposed, along with the size, number and density of the plants shall be submitted to the Authority and agreed in writing.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity in this rural area.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first use of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity in this rural area.

6. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

7. Notwithstanding the details shown on S1-05A, this grant of permission does not include the reinforcement works shown to the northwest boundary, as additional information is required to assess this aspect of the proposal.

Reason: For the avoidance of doubt.

Expiry Date: This permission will cease to have effect on 12/07/2029 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/2025/2001
Property Ref: K004900000+K004850000
Valid date: 23/12/2025
Location: Meadow Court Farm Route Des Blicqs St. Andrew Guernsey
GY6 8YB
Proposal: Erect agricultural/dairy farm building; provide landscaping,
hardstanding and associated works.

Applicant: Meadow Court Farm Ltd

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. Within 6 months following commencement of any work in connection therewith, a landscaping scheme detailing the proposed planting of hedging and shrubs to the

south and western boundaries, including the location of each species proposed, along with the size, number and density of the plants shall be submitted to the Authority and agreed in writing.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity in this rural area.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first use of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

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6. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

7. Notwithstanding the details shown on S1-05A, this grant of permission does not include the reinforcement works shown to the northwest boundary, as additional information is required to assess this aspect of the proposal.

Reason: For the avoidance of doubt.

OFFICER'S REPORT

Site Description:

The site is identified within the Island Development Plan as being Outside of the Centres, it is also within the Agriculture Priority Area. A Conservation Area boundary runs along the southern side of the site, but the site itself is not included.

Relevant History:

FULL/2025/0020- Alteration to ground levels to section of agricultural area.

Approved

FULL/2025/0839- Variation to previously approved plans for alteration to ground levels to section of agricultural area- Alteration to land levels and landscaping.

Approved

FULL/2026/0812- Demolition of existing structures. Erect agricultural building, install 3 silage clamps, install additional slurry tank and associated works.

Pending decision

Existing Use(s):

28 Agricultural

Brief Description of Development:

The application proposes to regrade the change in level between the east and west, and the north and south of the site. This change in levels is required to create a level area in order to facilitate the erection of a new cowshed, and is part of a wider plan to refurbish, modernise and improve the existing dairy farm in order to meet best practice requirements for animal welfare.

The application was revised in response to comments from Guernsey Airport, and the height of the building reduced to a maximum of 10m.

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

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

GP1 – Landscape Character and Open Land

GP8 – Design

Representations:

One letter has been received, this supports the proposal and its contribution towards improving the standards of Guernsey dairy farming.

Consultations:

The Office of Environmental Health and Pollution Regulation have made the following comments:

Having reviewed the application, I have identified a number of matters of concern. In my opinion, there is currently insufficient information provided in relation to the following areas to enable me to comment on the application at this stage:

- Details regarding the integrated slurry and waste management system, as stated in p10 of the planning statement. This should include plans to deal with any increase in slurry produced from the proposed barn in relation to the existing slurry infrastructure capacity.*
- Details of drainage from any temporary silage site, as stated on page 9 of the P&D statement, whilst the works associated with this planning application are undertaken.*
- Plans to ensure the slurry is dealt with correctly, and therefore minimises the risk of pollution, during any works in relation to the application.*

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

Additional information was submitted on the above on which Environmental Health were reconsulted.

8TH May- I have reviewed the additional information for the application at Meadow Court Farm. I am satisfied that the additional information both in this submission and the submission dated the 6th March 2026 satisfactorily answers my concerns in relation to my letter dated the 19th January 2026.

States Veterinary Officer:

Thank you for providing me with an opportunity to comment on this proposed development. I am content with the plans from the perspective of meeting the welfare needs of the adult cattle. However, I cannot tell from the plans if there has been provision made for calf rearing, bull pens, isolation pens for animals that could have a contagious disease. These facilities may be constructed at a later date in a different area of the site. It would be helpful to understand if these facilities were part of the next phase.

Additional information was submitted regarding the inclusion of segregation pens, bull pens along with a separate handling and vet race for individual examinations. Future plans for a biosecure calf rearing facility at Picques Farm, along with separate pens for diseased animals, away from the main building to prevent cross-contamination. On this basis, the States Vet was content that the proposal will provide improved facilities and supports the application.

Guernsey Airports:

As the proposed height is 12 m—almost double the existing height and above the 10 m IFP threshold we would expect an assessment to be undertaken. The PSA report confirms this as a height violation at 12 m (1).

The location intersects two OLS surfaces (Transitional and Horizontal) but does not penetrate either, which is positive (3). The attached Navaid assessment also confirms the site is outside the Navaid Protection Zone, which is again positive (2).

I have checked the 2026 1732 topographical survey, and as expected, the existing structure at 6.2 m is not recorded as an obstacle.

The remaining consideration is the PSZ. Given the building is for agricultural use, this may not be an issue. I am not entirely clear how far the PSZ extends from the runway end; however, as the site is to the north-east of Runway 27, I believe it is likely outside the PSZ.

I'm pleased to confirm that if the Meadow Court Farm application buildings are reduced to below 10 metres, the IFP assessment would no longer be required. In that case, the airport would have no objection.

Summary of Issues:

The main issues in deciding this application are:

1. whether the principle of new development is appropriate;
2. the impact of the development on the character and appearance of the area, including landscape character;
3. the impact of the development on the amenity of people living in the area;

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The application site is situated in an Out of Centre Location and within the Agriculture Priority Area as designated in the Island Development Plan.

Whether the principle of new development is appropriate

Policy OC5(A) of the IDP indicates that proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use for sites Outside of the Centre, within Agriculture Priority Areas, will be supported where there are no other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation be otherwise used for the proposed purposes.

Meadow Court Farm is comprised of a farmhouse, various livestock housing and milking facilities for up to 180 cows. The application site is currently used for two smaller farm buildings and the external storage of farm machinery and silage. The applicants also own La Ramee Farm, and Les Picques Farm, which are used to support the dairy production by generating cereal for cattle feed, or pasture land. In addition, 231 verges are leased for cereal production and 362 verges for grazing.

The existing buildings at Meadow Court Farm are no longer fit for purpose and are adversely affecting both welfare and efficiency due to cramped and poorly ventilated housing which does not meet modern dairy farming standards which could jeopardise the RSPCA assured welfare scheme which Guernsey Dairy is currently a member of. Membership of this scheme is a mandatory requirement for supplying Guernsey Dairy and so is essential for the farm's ongoing commercial operation.

Other issues include the dispersed buildings and fragmented yard layout resulting in poor herd flow which is stressful to the animals and hinders efficient feeding and cleaning. The inadequate ventilation, lighting and building design results in heat stress, respiratory issues and low staff morale thus presenting major welfare and

operational concerns. The cubicles are now undersized as the modern Guernsey cow has a larger frame, and there are no dedicated handling facilities for the cows, along with rainwater ingress into slurry towers. The cumulative effect of these shortcomings is significant inefficiency and compromised animal welfare.

The proposed development will consolidate all dairy operations into a single, purpose designed complex, providing optimal accommodation with ventilation, access to natural light and cow-friendly spaces, a new milking parlour to maximise welfare, safety, efficiency and hygiene. The proposal also includes integrated slurry and waste management systems designed in line with environmental good practice and reduced emissions.

The application is proposed to provide improved facilities for the dairy cows at one of the Guernsey's largest dairy farms. The site visit confirmed that no other existing buildings at the site are suitable or capable of being converted for the proposed use and the proposal ensures the development remains within the existing farmstead.

Accordingly, provided that the proposal accords with other relevant policies of the IDP, the principle of new agricultural development as proposed is considered to be acceptable and accords with the provisions of Policy OC5(A).

The proposal has been revised (height reduced to no less than 10m) in order to overcome the concerns of the Airport in relation to the building height, potential impact on aircraft and the need for an Instrument Flight Procedures (IFP) Assessment.

The impact of the development on the character and appearance of the area, including landscape character:

Policy GP1 of the IDP states that proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area. The Policy states that development will be supported where it:

- a) respects the relevant landscape character type within which it is set; and
- b) does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area concerned; and
- c) takes advantage, where practicable of the opportunities to improve visual and physical access to open and undeveloped land; and
- d) accords with all other relevant policies of the IDP.

The site currently accommodates various farming equipment, machines, two smaller buildings and two external silage clamps. The area to the western side of the site currently slopes down and is open agricultural land, previous approval has been granted to level this section of the site in order to facilitate this building.

The proposed building measures 188m by 64m with repetitive steel portal frames and clear internal bays. The building has three spans each with a gable profile of 10m, 10m and 8m in height respectively, moving east to west. The applicant states that the height of the building is a significant design consideration, driven by the functional need for modern tractor/trailer access and ventilation requirements for cowsheds.

The existing farm is located on land that gently rises to the south and east. The site is mainly located in a plateau landscape character area in Annex V of the IDP, with the very southwest corner of the site identified as a valley. The site is situated amongst agricultural development. The application site itself is open to the south and west, with existing agricultural development to the north and east. The previous application (FULL/2025/0839) approved the levelling of the western section, along with the retention and reinforcement of the existing boundary hedge along the southern field edge in order to provide screening. This boundary hedge is now to be removed to allow for the new building, and it is therefore reasonable for replanting to occur further to the south of the proposed building by condition.

The development has been positioned close to boundaries in the south western corner of the site which will, once more established, provide some screening, however, the building, due to its size and scale, will inevitably have some impact on the landscape character and openness of the surrounding area. However, the building has been reduced in height, the bulk and mass of the building are broken down by the use of multiple pitched roofs, and the use of timber cladding is likely to soften the appearance of the building in the landscape. The building's design will ensure it is read as an agricultural building within an agricultural area.

The character and design of the development is appropriate for this rural setting. The agent notes that the Dairy industry has long influenced the character of the landscape in Guernsey and the proposed building is of a size and proportion suitable for its intended agricultural purpose. The land in question is well related to the existing farmstead and buildings and the proximity to the existing buildings means that the existing access, courtyards and drainage can be used. Section drawings have been included in the application which show the slab and hardstanding to be at ground level.

The proposal would not result in the loss of any distinctive features that contribute to the wider landscape character. The existing hedge which runs adjacent to the southern boundary earthbank is likely to be lost to allow for the new building, but this is a sparse hedgerow which does not significantly contribute to the landscape, especially in longer views. A condition will be used to secure boundary planting to the south and ensure the replacement of this hedge.

For the above reasons it is considered that the development as proposed would not negatively impact on the character and appearance of the surrounding area and therefore accords with Policy GP1 of the IDP.

The impact of the development on the amenity of people living in the area;

Policy GP8 of the Island Development Plan seeks to ensure that development has been designed in order to avoid unacceptable impacts on neighbouring amenity with regard to sunlight, daylight and amenity space.

The application site shares a boundary with a residential property, The Meadows, situated to the south. The development would be built towards the boundary shared with the neighbouring property, a separation distance of circa 5m will remain between the built form proposed and the boundary.

The neighbouring dwelling is positioned circa 85m from the boundary and at this distance any negative impact that the proposal has in terms of its visual impact would not be so substantial to warrant the refusal of planning permission. Furthermore, along the southern boundary new landscaping will help to screen the development from the neighbouring property to reduce any impact.

Although the farming activities on the site have the potential to cause some nuisance as a result of noise, disturbance and smells, however, this is an agricultural area, and the farming activities already exist at and surround this site. The proposed development would not involve a significant intensification of the existing agricultural use which would result in harm to neighbours.

A Building Control application will be required for the proposal in relation to the stability of the structure, drainage and other issues. The Planning Service is satisfied that the proposal has been designed to take into account the use of energy and resources and to reduce any impact on the environment and the surrounding area and therefore complies with Policy GP8 and GP9 of the Island Development Plan.

No alterations are proposed to the existing site accesses, and there are no issues in relation to highway safety or traffic management.

The impact on the setting of protected buildings

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of a protected building to the south of the site. Taking into account that the proposal involves the erection of a large agricultural building set approx. 85m away from the protected building, it is not considered that the scheme would harm the setting of this nearby protected building. The proposal therefore accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are assessed as part of the section dealing with policy issues set out in 2 above.

One of the grounds for objection raised is the impact that the proposal would have on the value of the neighbouring property to the east. This is not a material planning consideration that the Planning Service can take into account in the assessment of the application.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on protected trees, buildings or sites.

For the reasons contained within this report it is recommended that planning permission is granted, subject to conditions.

Date: 10/07/2026