

**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 interpretation centre gazebo, entrance shelter and toilets, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping (revised scheme).

**LOCATION:** Little Chapel, Route de St Andre, St Andrew.

**APPLICANT:** The Little Chapel Foundation

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:** 16/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Lovell Ozanne & Partners Ltd. - AA11-10257-S1-02, S1-11 B, S1-12B, S1-14 and S1-15 A, 10258-S1-10 C, CCD 3238  
G2/ABD, G3/ABD, Welch Design - 1823.2.1 G (all as amended by annotations), & Richard Loyd Professional Tree Management & Arboricultural Planning Consultants Report.

**Application Ref:** FULL/2026/0017

**Property Ref:** K00484B000

**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. Notwithstanding the submitted information, precise details of a revised design of the Lych Gate entrance and toilets, including a reduction in overall height, shall be submitted to and approved by the Authority prior to any works to erect this structure being commenced. The works shall be carried out only in accordance with the agreed details. The sycamore tree to the east of the Lych Gate and toilets shall be retained and shall be protected in accordance with Conditions 6, 7 and 8 below.

Reason - As proposed, the design of the Lych Gate is considered by the Authority to be incongruous and of excessive height, which would detract from the landscape character of the area. A revised design, reducing the overall height, is required to mitigate this impact. In addition, the felling of the sycamore tree would detract from the landscape character of the area. This condition is therefore required to mitigate the adverse impacts by requiring revision of the building design, reduction of its overall height and retention of the sycamore tree.

5. No development shall begin until an ecological mitigation strategy has been submitted to and agreed in writing by the Authority. The works shall be carried out on site only in accordance with the agreed strategy.

Reason - To make sure that important features of ecological interest are protected and satisfactory mitigation is completed.

6. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan along with the sycamore tree to the east of the Lych Gate entrance which is required to be retained by Condition 4 above, have been

protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

7. A scheme for arboricultural oversight by a retained qualified and experienced arboriculturist (which shall include oversight of preparation before construction and during the building work itself to minimise construction injury to trees and ensure compliance with BS5837:2012 or its equivalent if amended) shall be submitted to and approved by the Authority before any work is commenced on the site. Works shall not be carried on other than in complete accordance with the approved scheme and its recommendations.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

8. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

9. 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 occupation 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 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 appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

10. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site along with the proposed times during which the lighting shall be operated have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which respects the rural character of the area.

11. No development of such features shall begin on site until precise details of all fencing, railings, gates or other means of enclosure or containment proposed to be used have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that these elements, where provided, are of satisfactory design and do not have any adverse impact on the character of the area.

12. No part of the development, hereby permitted, shall be occupied or used until provision has been made within the site for the storage and collection of refuse and recyclable materials in accordance with a detailed scheme which has been submitted to and approved by the Authority beforehand.

Reason - To ensure that adequate provision is made within the site for the storage and collection of refuse and recyclable materials in the interests of achieving a sustainable form of development and respecting the character and amenity of the area.

**Expiry Date: This permission will cease to have effect on 15/02/2029 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building work is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email [info@societe.org.gg](mailto:info@societe.org.gg).

**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](http://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](mailto: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/2026/0017  
**Property Ref:** K00484B000  
**Valid date:** 19/01/2026  
**Location:** Little Chapel Route de St Andre St Andrew Guernsey GY6 8XY  
**Proposal:** Erect interpretation centre gazebo, entrance shelter and toilets, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping (revised scheme).  
**Applicant:** The Little Chapel Foundation

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **INFORMATIVES**

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building work is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email [info@societe.org.gg](mailto:info@societe.org.gg).

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## **OFFICER'S REPORT**

### **Site Description:**

The site consists of a long and relatively narrow section of land running northward perpendicular to the Route de St Andre, with a parking area parallel to the highway at the southern end. The site contains The Little Chapel and its associated land, which includes several pedestrian paths and substantial vegetation throughout the site.

The site is bounded by buildings to the north, an access track to the west which provides access to the adjoining property and currently provides access to the application site, and a school which occupies large buildings situated on higher ground to the east. Beyond the track to the west is open agricultural land, beyond which is sporadic residential development.

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

### **Relevant History:**

FULL/2024/0915 - Permanent retention of shed (Retrospective). Granted 04/07/2024

FULL/2023/0875 - Retain existing shed for a temporary period of one year (retrospective). Granted 23/06/2023

FULL/2022/0471 - Variation to previously approved plans to erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals) - Relocate sheds and increase floor area of existing shed from north-east boundary to west boundary. Granted 03/05/2022

FULL/2021/1682 - Retain existing shed for a temporary period of one year. Granted 17/09/2021

FULL/2019/2294 - Erect interpretation centre gazebo, entrance shelter and toilets, relocate and extend shed, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping. (Revised proposals). Granted 04/08/2020

FULL/2019/1215 - Erect timber storage shed to north of site (retrospective). Granted 06/08/2019

**Existing Use(s):**

The Little Chapel – Chapel and visitor attraction

**Brief Description of Development:**

The application has been described as to Erect interpretation centre gazebo, entrance shelter and toilets, provide pathways, railings, benches, lighting, cameras and signage and carry out landscaping (revised scheme).

The application confirms that the proposal is based largely on what was previously approved under FULL/2019/2294 and FULL/2022/0471 but with the following omissions and changes (item letters refer to annotations on the submitted drawings): -

- Omission of sheds to the north-east of the site (item A)
- Omission of linking path from Deodat's Castle to the north towards the former Guernsey Clockmaker premises (item B)
- Omission of steps from the western path to the service road (item C)
- Omission of works to the steps in front of the Little Chapel which are now proposed to remain as existing (item D)
- Omission of rill (item E)
- Omission of widening of area behind the Little Chapel which is now proposed to remain as existing (item F)
- Existing steps to be retained and not replaced (item G)
- Link footpath to the school to the west of the Little Chapel is to be retained and not demolished (item H).

The application is supported by a revised tree condition assessment for trees within the site dated 20<sup>th</sup> June 2025.

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

Island Development Plan Policies:

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

OC2: Social and Community Facilities Outside of the Centres

OC9: Leisure and Recreation Outside of the Centres

GP1: Landscape Character and Open Land

GP8: Design

**Representations:**

None

**Consultations:**

The Office of Environmental Health and Pollution Regulation has confirmed that they have no comment to make in relation to the application.

**Summary of Issues:**

- Principle of the proposals
- Improving accessibility
- Effect on landscape character
- Ecology and biodiversity
- Traffic and parking

**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 proposals are similar to those previously approved in 2020 and 2022 under applications FULL/2019/2294 and FULL/2022/0471 but with a number of omissions or changes as specified above. In other respects, material circumstances relevant to the proposals remain essentially the same as when they were previously approved.

The proposals will significantly improve access to and interpretation of this important site whilst impacts on visual amenity, the character and quality of the surrounding landscape and ecology are mitigated so far as possible through the design of the scheme and the potential for imposition of relevant planning conditions, particularly in relation to the protection of existing trees, addition of further landscaping, control of lighting and adjustment of the design of the entrance

shelter and toilets. Although the submitted revised tree condition assessment recommends that Sycamore tree T13 to the east of this latter structure be removed and replaced, in the absence of further commentary and justification for this recommendation, and consistent with the Authority's previous decision, it is concluded that this tree should be retained.

Traffic and parking arrangements remain as previously proposed and approved.

There are no scheduled monuments or protected buildings on the site, and there are no Sites of Special Significance on or surrounding the site.

Subject to conditions as previously imposed, the proposals remain acceptable in relation to the relevant planning policies and other material planning considerations.

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 considered in the assessment of this application.

**Date:** 13/02/2026

