

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: Remove section of earthbank to widen vehicle access to south boundary and install 2 areas of hardstanding for temporary period to agricultural land (Site of Special Significance).

LOCATION: Contree de Forval, Land adjacent to Chestnut Hollow, La Rue Des Pages, Forest.

APPLICANT: Mr K Laker & Ms W Doyle

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: 23/04/2026

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

Drawing Nos: CCD Architects: 3871 PL100

Application Ref: FULL/2026/0044

Property Ref: H005590000

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 works shall be undertaken in accordance with the hereby approved Ecological Assessment dated March 2026.

Reason - To protect the character and appearance of the area and the SSS.

5.The two areas of hardstanding hereby approved shall be removed from the site in their entirety within 24 months of the date of their first installation.

Reason - To protect the character and appearance of the area and the Site of Special Significance, and due to the temporary nature of the development proposed.

6. Within the next planting season following the removal of the hardstanding, the land shall be reseeded and restored to its former condition in accordance with a landscaping plan to be submitted to the Authority and approved in writing, prior to the removal of the hardstanding.

Reason: To protect the character and appearance of the area and SSS, and the long term use of the land.

7.By the end of the planting season following the date of this decision (March 2027), or within a timescale to be agreed in writing with the Authority, 3x hawthorn shall be planted at the site entrance. 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 make sure that the landscaping scheme enhances the SSS.

Expiry Date: This permission will cease to have effect on 22/04/2029 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/2026/0044
Property Ref: H005590000
Valid date: 19/01/2026
Location: Contree de Forval Land adjacent to Chestnut Hollow La Rue Des Pages La Rue Des Pages Forest Guernsey GY8 OBT
Proposal: Remove section of earthbank to widen vehicle access to south boundary and install 2 areas of hardstanding for temporary period to agricultural land (Site of Special Significance).
Applicant: Mr K Laker & Ms W Doyle

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.

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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.

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4. The works shall be undertaken in accordance with the hereby approved Ecological Assessment dated March 2026.

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7. By the end of the planting season following the date of this decision (March 2027), or within a timescale to be agreed in writing with the Authority, 3x hawthorn shall be planted at the site entrance. 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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OFFICER'S REPORT

Brief Description of the site:

The site is located north of La Rue des Pages and is designated as a Site of Special Significance (SSS), to the northwest is the other site within the same ownership which has permission for a replacement dwelling. To the northeast is another residential neighbour and to the east, west and across the road to the south are other areas of SSS. 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.

Within same ownership.

H005550000 – FULL/2024/1279 - Demolish existing dwelling, erect replacement dwelling and associated works, alterations to access track – Approved October 2024.

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

GP2: Sites of Special Significance

GP8: Design

GP9: Sustainable Development

GP13: Household Development

Conclusion/Brief comment:

This application is to remove a 1.1m section of roadside earthbank to widen the vehicular access from 3.1m to 4.2m and to install two temporary areas of hardstanding on the SSS, agricultural land.

After a site visit and seeing how rural and special the area is, the application was deferred to ask the agent to engage an ecologist to ensure a mitigation scheme was written to lessen the overall impacts on the SSS.

The Ecological Assessment outlines the current habitats, the possible impacts of the proposed development and mitigation measures which can be put in place to offset the impacts and ensuring the minimal amount of disturbance to the SSS.

To offset the opening up of the entrance three new hawthorns will be planted on the remaining earthbank. The hardstanding areas will be carefully marked out and tree root protection areas will be put in place, the invasive bamboo in the site will also be removed.

The hardstanding will be laid on a permeable membrane, such as Mypex, to ensure no contamination of the soil below and to make it is easier to remove.

With the Ecological Assessment in place the proposals are now considered to achieve a good standard of design, they are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impacts on any neighbours.

The temporary nature of the application will run for two years only, this will be conditioned.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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

