

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 storage container to north of outbuilding/Men's Shed for temporary period.

LOCATION: Men's Shed, Sandpiper Vinery, Rue Des Heches, St. Pierre Du Bois.

APPLICANT: Derrick Thatcher

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: 26/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout Plan (dated 27/01/26)

Application Ref: FULL/2026/0086

Property Ref: F000140000

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 2 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 container hereby approved shall be removed from the site in its entirety within 24 months of the date of its first installation, and the land reinstated to its former condition prior to its installation within 2 months of the removal of the container.

Reason - In the interests of visual amenity and due to the temporary nature of the development proposed.

Expiry Date: This permission will cease to have effect on 25/03/2028 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/2026/0086
Property Ref: F000140000
Valid date: 27/01/2026
Location: Men's Shed Sandpiper Vinery Rue Des Heches St. Pierre Du Bois Guernsey GY7 9AB
Proposal: Erect storage container to north of outbuilding/Men's Shed for temporary period.
Applicant: Derrick Thatcher

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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4. The container hereby approved shall be removed from the site in its entirety within 24 months of the date of its first installation, and the land reinstated to its former condition prior to its installation within 2 months of the removal of the

container.

Reason - In the interests of visual amenity and due to the temporary nature of the development proposed.

OFFICER'S REPORT

Site Description:

The site known as 'Sandpiper Vinery' is a large site to the south of Route de Plaisance and west of Rue des Heches. The property is located Outside of the Centres and within the Agriculture Priority Area as defined in the Island Development Plan.

Relevant History:

FULL/2024/0096 - Variation to previously approved FULL/2019/1034 for change of use of packing shed from horticultural (use class 28) to use as a community workshop/meeting place (sui generis) - Rescind condition 2 to continue use on site – Approved February 2024.

FULL/2023/0727 - Erect shed/store on agricultural land to west of outbuilding – Approved June 2023.

FULL/2019/1034 – Change of use of packing shed from horticultural (use class 28) to use as a community workshop/meeting place (sui generis) – Approved August 2019

Existing Use(s):

Agricultural use class 28: Agriculture/Sui Generis (community workshop/meeting place).

Brief Description of Development:

This application is to erect a 6m x 2.4m shipping container to the north of the Men's shed for a temporary period whilst renovation work is carried out to the Men's Shed roof. The submission does not specify how long the container will be on site for or when from, but additional information has been sought which states that a 2-year period should be sufficient.

The application was deferred to seek clarification regarding the proposed development in relation to its location or alternative areas of the site that could be used for the container. The letter dated 03/03/2026 sets out:

- The building to the north of the Men's Shed is already in use for the storage of agricultural equipment
- The glasshouses are neither wind or watertight and so are not suitable for the storage of materials

- The proposed container would be sufficient in size to store 15ft length timbers in 6ft high racks with dry storage of electrical equipment and the existing storage area is no longer watertight causing damage to items stored
- There is an existing 20' x 8' concrete foundation on which the proposed container would be sited
- There are issues relating to delivery to other areas of the site for the container thereby preventing its siting in other areas and could also impact on access for maintenance/repair of other building(s)

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

OC2: Social and Community Facilities Outside of the Centres

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

OC7: Redundant Glasshouse Sites Outside of the Centres

GP1: Landscape Character and Open Land

Representations:

None.

Consultations:

None.

Summary of Issues:

- Need for the development
- Temporary nature/period for development
- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

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 as set out in 2 below.

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

The storage container would be to store timber and tools, etc for the Men's Shed, which is not an agricultural use, therefore it is development that is not related to a farmstead or existing agricultural holding; therefore, it cannot be considered to comply with Policy OC5(A). Policy OC5(A) does however, allow for the development within the APA where it complies with all other relevant policies.

The site forms part of a wider glasshouse site so Policy OC7 is also relevant where the matter of APA land must be considered and the requirement to remove all glasshouses and ancillary structures from a site where they are not capable of being used for a use that complies with other relevant IDP policies. The proposal cannot comply with Policy OC7 because none of the glass or the old packing sheds are being removed and as established in the 2019 the land would contribute to a wider area of APA land if cleared of glass, however, a minor departure has been requested in this case.

IDP Policy OC2 reflects the Strategic Land Use Plan's direction that provision should be made to enable an adequate range of social and community facilities to be developed according to need and demand whilst maximising the use of existing sites. Policy OC2 sets out that proposals for the extension/alteration of existing social and community facilities when matters relating to the vitality of Centres and the scale of the proposed development is appropriate and where there are no unacceptable impacts on the visual appearance and amenity of the location concerned. The charities that operate from the wider site are already recognised as making a valuable contribution to the Island.

Policy GP1 does not support development that would result in the unnecessary loss of open and undeveloped land where there would be an unacceptable impact on the open landscape concerned.

The location of the shipping container has been chosen given the existence of an existing concrete pad that is a remnant of the glasshouses and ancillary development that were situated on the land to the east of this site (likely some sort of control room situated to the north of the oil tank feeding into heated glass). It is situated a substantial distance from the highway to the north and so would not be visible from Route De Plaisance. Substantial mature planting exists along the east site boundary with Rue Des Heches albeit with a vehicular access which will offer glimpsed views into the site. The applicant has also explored and discounted other options/locations on the site (letter dated 03/03/2026).

A metal shipping container is functional and temporary in appearance and does not respect the landscape character in which it would be set. However, the development will not be highly publicly visible, and the container would be in situ for a temporary period only therefore the negative impact will be limited, a matter that can be managed by condition.

As was the case in 2019 the charities that operate make a valuable contribution to the Island. Taking that into account, and given that the proposal accords with the requirements of Policies OC2 and GP1, it is considered appropriate to grant a 2 year temporary consent as a minor departure to Policy OC7 to allow sufficient time for the necessary repair/maintenance work indicated to be completed and the building removed so that the land can be returned to its former condition.

It should however be emphasised that this conclusion is based on the very specific circumstances of this application alone, which are judged to be exceptional, and therefore sets no precedent for any other planning decision in any other case.

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 24/03/2026

