

**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 garden (1,508sqm) and associated works.

**LOCATION:** The Glen, La Moye Road, Vale.

**APPLICANT:** Mrs M Mr C & Mr M Le Conte

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:** 30/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Jason Hobbs Architectural Services Ltd: 6607/B/1d.

**Application Ref:** FULL/2026/0139

**Property Ref:** C00151A000 + C00151B000 + C001510000

**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 landscaping scheme shall be fully completed, in accordance with the details approved on drawing 6607/B/1d , in the first planting season following the date of this decision, by 31st March 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 - To ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

4. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

**Expiry Date: This permission will cease to have effect on 29/04/2029 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](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/2026/0139  
**Property Ref:** C00151A000 + C00151B000 + C001510000  
**Valid date:** 30/01/2026  
**Location:** The Glen La Moye Road Vale Guernsey GY3 5DR  
**Proposal:** Change of use of agricultural land to domestic garden (1,508sqm) and associated works.  
  
**Applicant:** Mrs M Mr C & Mr M Le Conte

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

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Reason - To ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

4. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried

out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

The application site as outlined in red on the submitted plans includes the dwellinghouse known as The Glen, a further dwellinghouse to the south known as Pre de Ralles, and agricultural land located to the east of those properties.

The residential properties form part of the row of residential properties along the north-east side of La Moye Road, and benefit from access from that road. The agricultural land is located behind those properties and extends from Rue es Ralles to the north to La Moye Road to the south. The land is set at a lower level than Rue es Ralles and abuts that road for part of the north boundary and is separated from the road by the driveway associated with the residential property to the west for the remainder. The whole of the north boundary is formed by a high stone wall, with vehicular access in the north-east corner. The east boundary is formed by hedging to the northern end and a low wall and planting to the south, abutting a residential property, and the south boundary is formed by a high and low stone wall and planting. The land use of the land to the north-east of the site has not been determined. The land was formerly under glass, and no applications are evident for a change of use. It however appears that the land is being used for domestic purposes, ancillary to the dwellinghouses to the east and south-east. There is an area of established planting in the centre of the land, dividing the land parcel. The land is separated from the residential properties to the west by intermittent tree and bush planting.

The site is located Outside of the Centres and within a Conservation Area in the Island Development Plan.

### **Relevant History:**

FULL/2026/0139 Parallel application to subdivide existing dwelling to create 2 dwellings and associated works - granted

### **Existing Use(s):**

Residential Use Class 1  
Agricultural Use Class 28

**Assessment:** *(Tick as appropriate)*

|                     |                                     |                              |                                     |
|---------------------|-------------------------------------|------------------------------|-------------------------------------|
| no representation   | <input checked="" type="checkbox"/> | visual amenity acceptable    | <input checked="" type="checkbox"/> |
| accords with policy | <input checked="" type="checkbox"/> | no material neighbour impact | <input checked="" type="checkbox"/> |
| within curtilage    | <input type="checkbox"/>            | traffic not affected         | <input checked="" type="checkbox"/> |
| design acceptable   | <input checked="" type="checkbox"/> |                              |                                     |

**Policies considered most relevant:**

OC5(B) Agriculture Outside of the Centres – outside the Agriculture Priority Areas

GP1 Landscape Character and Open Land

GP4 Conservation Areas

GP15 Creation and Extension of Curtilage

Strategy for Nature

**Conclusion/Brief comment:**

Permission is requested to change the use of agricultural land, measuring approximately 1508sqm, to domestic land for use in association with the residential property known as The Glen, located to the west. The land wraps around the adjoining dwelling to the southwest, Pre de Ralles and spans between La Moye Road to the south and Rue Es Ralles to the north.

Policy OC5(B) supports development which would result in the loss of agricultural land where the proposed new use accords with all other relevant policies.

The land does not form part of a contiguous area of open land, but is located between domestic, or at least domesticated, land. Whilst there are views from Rue es Ralles into and across the site, the proposed change of use would not, in itself, have any significant impact on those views or the landscape character or openness of the area. Given the surrounding context, it is not considered that development permitted under the Exemptions Ordinance would give rise to any significant impacts and it is not considered necessary to revoke such rights.

The site is not located within or adjacent to an Area of Biodiversity Importance or an Agriculture Priority Area, nor are there any proposals to remove any existing boundary treatments or vegetation at the site.

The proposed use of the land would be for domestic purposes, and, taking into account the proposed use and the nature of and relationship to surrounding property, the proposal would have no adverse effects on neighbouring residents.

In respect of the Strategy for Nature the application was deferred due to insufficient information having been provided to demonstrate that the proposal would offer a biodiversity benefit across the site. The revised information demonstrates that the

scheme would provide an appropriate level of enhancement in the context of this application.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

**Recommendation:**

Grant with Conditions



**Date:** 28/04/2026