

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 from agricultural land to domestic garden (1,707sqm), erect earth bank to west boundary and associated works.

LOCATION: Tarascon, Les Salines Road, St. Sampson.

APPLICANT: Miss Sarah Le Flem

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: 12/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6610/A/1

Application Ref: FULL/2026/0143

Property Ref: B016080000+B01608A000

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.A revised landscape scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/2026:

- i) planting schedules, noting the species, sizes, numbers and densities of trees to be planted along the east boundary; and
- ii) a land management scheme for the wildflower area.

Reason - In the interests of biodiversity and visual amenity.

4.The landscape and land management scheme, including the earth bank along the west boundary, shall be fully completed in accordance with drawing number 6610/A/1 and as updated by the details agreed under the terms of the above condition 3, in the next planting season following the grant of this permission, i.e. by 31/03/2027. 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 - In the interests of biodiversity and visual amenity.

5.If, during any development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed 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 11/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should people intend to grow consumables on this land, they are advised to consider the potential for contamination and the associated risks.

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/2026/0143
Property Ref: B016080000+B01608A000
Valid date: 23/01/2026
Location: Tarascon Les Salines Road St. Sampson Guernsey GY2 4FH
Proposal: Change of use from agricultural land to domestic garden (1,707sqm), erect earth bank to west boundary and associated works.

Applicant: Miss Sarah Le Flem

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. A revised landscape scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/2026:

- i) planting schedules, noting the species, sizes, numbers and densities of trees to be planted along the east boundary; and
- ii) a land management scheme for the wildflower area.

Reason - In the interests of biodiversity and visual amenity.

4. The landscape and land management scheme, including the earth bank along the west boundary, shall be fully completed in accordance with drawing number 6610/A/1 and as updated by the details agreed under the terms of the above condition 3, in the next planting season following the grant of this permission, i.e. by 31/03/2027. 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 - In the interests of biodiversity and visual amenity.

5. If, during any development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

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

INFORMATIVES

There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should people intend to grow consumables on this land, they are advised to consider the potential for contamination and the associated risks.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for the change of use of a parcel of agricultural land measuring 1,707sqm to domestic land associated with the dwelling Tarascon and including erect earth bank to west boundary.

The site consists of a detached pitched roof bungalow fronting onto the highway with an area of agricultural land to the rear (south) of the dwelling. The site is Outside of the Centres.

Relevant History:

None

Existing Use(s):

Agricultural use class 28

Residential use class 1: dwelling house

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:

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

Policy GP1: Landscape Character and Open Land

Policy GP15: Creation and Extension of Curtilage

Consultations:

The Office of Environmental Health and Pollution Regulation, 02/03/2026

"I have reviewed the proposed plans to change the use of land from agricultural to domestic garden (1,707sqm), erect an earth bank to the west boundary and associated works. There is currently insufficient information provided for me to comment fully on the application.

I have interrogated the States' Digimap system and records, which indicate that glasshouses were historically located on the agricultural land parcel, as well as on neighbouring sites. Due to this historic use, there is the potential for land contamination to be present at the site. Possible contaminants associated with former horticultural activities include metals, hydrocarbons, pesticides, and other substances typically linked to such uses.

I would advise that the applicant is made aware of this potential risk, and I recommend that the following condition is attached to any planning permission granted:

- If, during any development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

I would also recommend that the following informative is attached to any planning permission granted:

- There is potential for contamination on this land due to its former use as a growing site and the historic presence of glasshouses. Should the applicant

intend to grow consumables on this land, they are advised to consider the potential for contamination and the associated risks”.

Conclusion/Brief comment:

The proposal to extend the domestic curtilage falls to be considered principally under Policies GP15 and GP1 of the Island Development Plan.

The site is not within an Area of Biodiversity Importance or an Agriculture Priority Area. No existing boundary features are proposed to be removed and the proposed change of use would not of itself have an adverse impact on or affect the amenities of neighbouring residents.

The site is visible in views from the public highway and the parcel of land makes a positive contribution to the character of the area by providing a break in the built development and it contributes to the semi-rural feel of the area. The site forms part of a larger area of open and undeveloped land to the west. However, the adjoining land to the east was granted permission for a change of use to domestic land in June 2020 (FULL/2020/1149) and the proposed domestic land would be similar in extent to the approved domestic land on the adjoining neighbouring property to the east. Provided that the open and undeveloped character of the land is retained, the proposed change of use is unlikely to have a significant adverse effect on the openness and landscape character of the area, in accordance with Policies GP15 and GP1.

The proposed landscaping scheme including the creation of an earth bank planted with native hedging along the west boundary, the planting of native trees along the east boundary and the creation of a small wildflower area has the potential to provide proportionate biodiversity enhancements, precise planting details of the trees along the east boundary can be requested by condition. To ensure that appropriate biodiversity enhancements are achieved in a timely manner, it is recommended that the proposed landscaping scheme is completed by the end of the next planting season, i.e. by 31/03/2027.

To address the concerns raised by The Office of Environmental Health and Pollution Regulation about the potential for contaminated land, it is recommended that a condition and note is applied to the decision notice to advise of the potential risks and to undertake remediation measures should contaminants be found.

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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions



Date: 11/03/2026