

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: Demolish earth bank (Retrospective).

LOCATION: Le Haut, Rue Du Douit Manchot, St. Saviour.

APPLICANT: Mr & Mrs J Morgan

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: 18/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 5571-10 A1 RevA

Application Ref: FULL/2026/0162

Property Ref: E003000000

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. No permission is hereby conferred for the retention of the agricultural store as shown on the approved drawing (ref: 5571-10A1 Rev A) which shall have been removed from the site and the land reinstated so that it is capable of agricultural use within a period of six months from the date of this decision (i.e. on or by 15/11/2026).

Reason - To make sure the development takes the form hereby permitted.

Expiry Date: This permission will cease to have effect on 17/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined in red on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Le Haut.

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/2026/0162
Property Ref: E003000000
Valid date: 09/02/2026
Location: Le Haut Rue Du Douit Manchot St. Saviour Guernsey GY7 9ST
Proposal: Demolish earth bank (Retrospective).
Applicant: Mr & Mrs J Morgan

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. 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. No permission is hereby conferred for the retention of the agricultural store as shown on the approved drawing (ref: 5571-10A1 Rev A) which shall have been removed from the site and the land reinstated so that it is capable of agricultural use within a period of six months from the date of this decision (i.e. on or by 15/11/2026).

Reason - To make sure the development takes the form hereby permitted.

INFORMATIVES

The Authority does not recognise all of the land outlined in red on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Le Haut.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an agricultural field situated to the northwest of the residential property La Haut. Surrounding the site the area comprises agricultural fields many of which the applicant has ownership over.

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

Relevant History:

FULL/2021/0500	Variations to plans previously approved to erect an agricultural store - alterations to roof form, fenestration and external materials.	Granted 14/06/2021
FULL/2019/1064	Erect agricultural store.	Granted 13/02/2020

Existing Use(s):

Agricultural Use Class 28

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(A): Agriculture Outside of the Centres - within the Agricultural Priority Areas
GP1: Landscape Character and Open Land
GP5: Protected Building (setting)
GP8: Design
GP9: Sustainable Development

Conclusion/Brief comment:

Planning permission was granted under application ref: FULL/2019/1064 to erect an agricultural store. Condition 6 of that permission required the existing stables and the agricultural store that were present on site at the time of consideration of the application to be demolished prior to the completion or first use of the new agricultural store proposed under that application.

The stable building and all ancillary materials have been removed from the site, however the previous agricultural building (the former packing shed/boiler house) remains. A section of earthbank that runs along the centre of the field has also been removed from the site.

As initially proposed, planning permission was sought to rescind condition 6 of the previous permission to allow the agricultural store to be retained, and for retrospective permission for the removal of the earthbank.

Following deferral of the application, the applicant has agreed by email dated 13/05/2026 to omit from the application any reference to the retention of the existing agricultural store which will now be demolished in accordance with the requirements of the previous permission. Permission is now sought in retrospect solely for the removal of the earthbank. It is recommended however that should permission be granted that a condition be included to seek removal of the agricultural store within a timely manner.

As part of the application photographs have been submitted to demonstrate that the earthbank was previously low quality, constructed from granite and rubble serving no particular purpose. Following a review of ariel imagery the earthbank did appear in an odd location, along the central of the site, separating this agricultural field into two segments for no particular reason.

Removal of the trees and the earthbank has returned the site to one useable agricultural field. The removal of the earthbank therefore improves the ability to use this site within the APA for agricultural purpose.

The existing boundary treatment surrounding the site comprising a mixture of trees and hedges, screens the site from public vantage points in the surrounding area and removal of the earthbank has not resulted in harm to the visual amenity or landscape character. Removal of the earthbank would also not harm the setting of the protected building or effect neighbour amenity.

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.

For the reasons contained within this report the proposal complies with the above mentioned planning policies.

Recommendation:

Grant with Conditions



Date: 14/05/2026

