

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 existing silage clamp, install larger replacement silage clamp.

LOCATION: La Ramee Farm, Route De La Ramee, St. Peter Port.

APPLICANT: CIT Holdings Limited

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: 15/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - 10842 A 01A

Application Ref: FULL/2026/0200

Property Ref: A209160000

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.

Expiry Date: This permission will cease to have effect on 14/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

As referred to in the consultation response from the States Office of Environmental Health and Pollution Regulation, there is a doubt to the west of the development. Please ensure that there is not a risk of water pollution presented by the development in both its replacement and operational stages. Please be made aware that it is an offense to cause, or present a risk of, water pollution under the Environmental Pollution (Water Pollution) Ordinance, 2022.

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/2026/0200
Property Ref: A209160000
Valid date: 04/02/2026
Location: La Ramee Farm Route De La Ramee St. Peter Port Guernsey
Proposal: Demolish existing silage clamp, install larger replacement silage clamp.

Applicant: CIT Holdings Limited

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.

INFORMATIVES

As referred to in the consultation response from the States Office of Environmental Health and Pollution Regulation, there is a doubt to the west of the development. Please ensure that there is not a risk of water pollution presented by the development in both its replacement and operational stages. Please be made aware that it is an offense to cause, or present a risk of, water pollution under the Environmental Pollution (Water Pollution) Ordinance, 2022.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises part of La Ramee farm in St Peter Port. The part of the site in question relates to an area of land to the west of an existing agricultural building which is currently used as a silage clamp.

The site is situated Outside of the Centres and within the Agriculture Priority Area (APA) as designated in the Island Development Plan.

Relevant History:

Application site

PAPP/2004/0078	Construction of a slurry store and a cattle shed	Granted 08/03/2004
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Site to the north of the application site

FULL/2024/0473	Change of use of agricultural building (Use Class 28) for the use of Tree Surgery Business (Light Industrial Class 22) - Retrospective	Granted 18/07/2024
PAPP/1996/2740	Demolish store and erect replacement potato and machinery store.	Granted 03/09/1996

Existing Use(s):

Agriculture 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:

Island Development Plan Policies:

- OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas;
- GP1: Landscape character and open land;
- GP8: Design;
- GP9: Sustainable Development

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 25th February 2026 stated the following:

"I have reviewed the proposed plans to "demolish existing silage clamp, install larger replacement silage clamp" at La Ramee Farm which were received by email on 6th February 2026 and there is an issue of concern I must raise. I note there is a doubt to the west of the development. Please may the applicant ensure that there is not a risk of water pollution presented by the development in both its replacement and operational stages. It is an offense to cause, or present a risk of, water pollution under the Environmental Pollution (Water Pollution) Ordinance, 2022.

I would be grateful if these issues are considered during the determination of this application."

Conclusion/Brief comment:

Planning permission is sought to demolish an existing silage clamp and to construct a larger replacement silage clamp in the same location to the rear of existing agricultural buildings. During the course of consideration of the application, the applicant's agent has submitted revised plans for a larger double bay scheme to be considered.

Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas supports proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, where there are no

other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

In this instance the proposal intends to replace the existing silage clamp at the site for a more modern fit for purpose scheme with concrete walls circa 3.0m in height (as opposed to steel 3.0m steel columns as previous) in the same location.

The proposal will be of limited height and would be largely screened from view by the farm buildings to the east and by existing earthbanks and vegetation to the south, north and west and would not cause harm to the visual character or appearance, or the landscape character of the surrounding area in accordance with GP1 and GP8 of the IDP. The scheme is of an appropriate design and uses materials appropriate for the intended purpose.

The proposal would not cause harm to any neighbouring properties or cause harm to highway safety.

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