

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 (705sqm).

LOCATION: La Pirogue, Rue Des Landes, Vale.

APPLICANT: Mr M Le Page

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 06/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site Location Plan (date stamped received 06/02/26), Block Layout Plan (date stamped received 27/02/26).

Application Ref: FULL/2026/0222

Property Ref: C014860000

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.No permission is granted for the existing storage container, however named, located to the north-east corner of the hereby approved domestic curtilage extension. This shall be removed from site within 28 days of the date of this decision, unless a separate grant of planning permission is granted to retain such development which would be assessed on its individual merits and involve different planning policy considerations.

Reason - To remove unauthorised development from the application site in the interests of the character of the area and visual amenity.

4.a) Within three months of the date of this permission a landscaping scheme incorporating full details of native trees, hedging and planting including planting schedules, noting the species, sizes, numbers and densities of plants shall be submitted to and approved in writing by the Development & Planning Authority.

b) The landscaping scheme approved under a) above shall be fully completed, in accordance with those details, in the first planting season following the grant of this permission or by the 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 - To ensure that the biodiversity enhancement planting scheme is carried out in a suitable timeframe in order to accord with the Strategy for Nature supplementary planning guidance.

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 the land arising from its former use as a growing site and the historic presence of glasshouses. Should the applicant intend to cultivate consumable produce on the site, consideration should be given to the potential for contamination and any 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/2026/0222
Property Ref: C014860000
Valid date: 06/02/2026
Location: La Pirogue Rue Des Landes Vale Guernsey GY3 5JB
Proposal: Change of use of agricultural land to domestic garden (705sqm).

Applicant: Mr M Le Page

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. No permission is granted for the existing storage container, however named, located to the north-east corner of the hereby approved domestic curtilage extension. This shall be removed from site within 28 days of the date of this decision, unless a separate grant of planning permission is granted to retain such development which would be assessed on its individual merits and involve different planning policy considerations.

Reason - To remove unauthorised development from the application site in the interests of the character of the area and visual amenity.

4. a) Within three months of the date of this permission a landscaping scheme incorporating full details of native trees, hedging and planting including planting schedules, noting the species, sizes, numbers and densities of plants shall be submitted to and approved in writing by the Development & Planning Authority.

b) The landscaping scheme approved under a) above shall be fully completed, in

accordance with those details, in the first planting season following the grant of this permission or by the 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 - To ensure that the biodiversity enhancement planting scheme is carried out in a suitable timeframe in order to accord with the Strategy for Nature supplementary planning guidance.

INFORMATIVES

There is potential for contamination on the land arising from its former use as a growing site and the historic presence of glasshouses. Should the applicant intend to cultivate consumable produce on the site, consideration should be given to the potential for contamination and any associated risks.

OFFICER’S REPORT

Site Description:

The application site, known as La Pirogue, consists of a detached 1.5 storey dwelling-house located to the east of Rue Des Landes. To the rear of the site lies an area of agricultural land where two glasshouses once stood.

The agricultural land is bounded by a mix of hedging and fencing.

Surrounding the site, the area comprises residential properties to the north, south and west of the property. Large spans of glass lie to the north and north-east of the agricultural land.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
CURT/2024/1757	Definition of Curtilage	N/A	2024
PAPP/2000/0209	Demolish two glasshouses and extend domestic curtilage.	Refused	2000

Existing Use(s):

Residential – Dwelling-house.
Field to rear of dwelling – Agricultural.

Brief Description of Development:

Permission is sought to change the use of agricultural land to the east of the dwelling to garden. The land in question equates to 700sqm.

The application was deferred as some concerns were raised in respect of the limited biodiversity measures to address the Strategy for Nature (2020) (Supplementary Planning Guidance).

In response, the applicant has increased the biodiversity measures by planting new native hedging and trees, as well as bug hotels, in an attempt to overcome the concerns raised.

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

GP1 Landscape Character and Open Land
GP15 Creation and Extension of Curtilage
OC5(B) Agriculture Outside of the Centres – outside the Agriculture Priority Areas.

Strategy for Nature (2020) – Supplementary Planning Guidance.

Representations:

The Authority has received representation from one party objecting to the original proposal. Grounds for objection principally relate to the following issues:-

- No benefits to biodiversity.

Due to the incorporation of further native bio-diversity measures proposed, it is not considered necessary to inform the representation received which could unnecessarily defer the determination of this application.

Consultations:

The Office of Environmental Health and Pollution Regulation:

I have reviewed the proposed plans for the change of use of agricultural land to domestic garden which were received by email on 17th February 2026. Whilst I do not have any objections to the proposals I would recommend that the following informative is attached to the consent:

- *There is potential for contamination on the land arising from its former use as a growing site and the historic presence of glasshouses. Should the applicant intend to cultivate consumable produce on the site, consideration should be given to the potential for contamination and any associated risks.*

Summary of Issues:

- Whether the change of use to domestic garden is acceptable.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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.

Policy OC5 (B) (Agriculture Outside of the Centres – outside the Agriculture Priority Areas) states that *“Proposals for development which would result in the loss of an existing farmstead, agricultural buildings or land will be supported where the proposed new use accords with the other relevant policies of the Island Development Plan”*. Policies GP15 and GP1 are considered below.

With regards to Policy GP15, the land in question is well screened from public vantage points as it is predominately bounded by mature boundary hedging.

The spatial relationship of the proposed domestic curtilage extension would be similar to the pattern of the surrounding built environment, and therefore would not adversely affect the landscape character.

The land does not positively contribute to the openness of the wider area to retain as agricultural land in this particular circumstance. There would be no reason to omit some of the exemption rights afforded to the applicant in this case.

The application site is not located within or adjacent to an Area of Biodiversity Importance or Agriculture Priority Area (APA) as defined in the Island Development Plan.

The application is not proposing to remove any established boundary treatments.

The application intends to remove an existing storage container to the rear of the premises. A condition to this effect should be attached to the decision to improve the landscape quality and visual amenity.

The development is compliant with Policy GP15.

With regards to Policy GP1, the impact on the landscape character and open land has been considered under the provisions contained within Policy GP15. In summary, the change of use alone would not have a detrimental impact to the landscape character and open land, and the proposal would not result in the unacceptable loss of any specific distinctive features that positively contribute to the wider landscape character and local distinctiveness of the area. The development is compliant with Policy GP1.

The application has taken into account the Strategy for Nature (2020) by incorporating a native landscaping scheme, including a new native hedgerow and two native trees, together with bug hotels which is considered reasonable, and proportionate, for this size of curtilage extension and taking into account the existing level of planting. The provision of biodiversity enhancements can be managed by planning condition.

The proposal will not have a significant detrimental effect on the amenities of neighbouring residents.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 11/03/26