

**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:** Variations to previously approved plans to demolish existing and erect single storey building/dog kennels to west of site and erect single storey building/ferret house adjacent to west boundary - Alter and increase footprint, material changes and install hardstanding.

**LOCATION:** GSPCA Shelter, Rue Des Truchots, St. Andrew.

**APPLICANT:** GSPCA

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:** 28/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** DLM Architects - 1224-01-1000 & Kennelbuild - 1952924324-NK-GA-002

**Application Ref:** FULL/2026/0260

**Property Ref:** K000950000

**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 on or before 22/08/2026.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/08/2023, issued under planning application reference FULL/2023/1229, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

**Expiry Date: This permission will cease to have effect on 22/08/2026 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

Should concerns arise from the use of the kennels, e.g. noise nuisance, there is provision within Public Health Legislation to deal with such complaints. The Office of Environmental Health and Pollution Regulation can be contacted on 01481 221161 or envhealth@gov.gg.

#### **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/2026/0260  
**Property Ref:** K000950000  
**Valid date:** 16/02/2026  
**Location:** GSPCA Shelter Rue Des Truchots St. Andrew Guernsey GY6 8UD  
**Proposal:** Variations to previously approved plans to demolish existing and erect single storey building/dog kennels to west of site and erect single storey building/ferret house adjacent to west boundary - Alter and increase footprint, material changes and install hardstanding.  
  
**Applicant:** GSPCA

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

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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 on or before 22/08/2026.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/08/2023, issued under planning application reference FULL/2023/1229, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

## **INFORMATIVES**

Should concerns arise from the use of the kennels, e.g. noise nuisance, there is provision within Public Health Legislation to deal with such complaints. The Office of Environmental Health and Pollution Regulation can be contacted on 01481 221161 or [envhealth@gov.gg](mailto:envhealth@gov.gg).

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## **OFFICER'S REPORT**

### **Site Description:**

The application relates to the GSPCA animal shelter in St Andrews. The site has clearly developed over time with extensions and additional buildings constructed and buildings repurposed in order to suit the needs of the site at that time. A new wildlife hospital is currently under construction.

Rue Des Truchots is situated to the west of the application site and rises above the site level as it extends south towards Bailiffs Cross Road.

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

### **Relevant History:**

FULL/2023/1229 - Demolish existing and erect single storey building/dog kennels to west of site and erect single storey building/ferret house adjacent to west boundary - granted

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

Animal Shelter – Sui Generis

### **Brief Description of Development:**

The application seeks to make changes to the previously approved scheme for kennels and a ferret house and relates to alterations to increase the footprint of the kennels along with changes to external materials and hardstanding.

The changes will mean that kennel exercise areas that were previously internal will be effectively external because the previous external wall of the building would be replaced by a walkway with mesh/open sided external wall.

The application was deferred in order to seek clarification regarding the external run dividers and in terms of acoustic measures to the roof or run dividers. The following information was provided:

#### **Divisions between outdoor runs**

The dividing panels between the outdoor runs are proposed to be formed from thermoplastic PVC boarding. The layout and wall construction results in the dogs not being able to see each other which reduces stress and related barking.

#### **Roof construction and noise mitigation**

The roof to the outdoor runs is proposed as a 40mm PIR insulated metal sheet, with an anti-condensation layer applied to the underside. This build-up is primarily intended for weather protection and condensation control rather than for acoustic purposes.

The GSPCA have confirmed the dogs will only have access to the external runs between 08:00am and 17:45pm during winter months, and until 20:00pm during summer months, after which they are housed internally in the enclosed 'Bed Area'.

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

OC2 – Social and Community Facilities Outside of the Centres

GP1 – Landscape Character and Open Land

GP8 – Design

GP9 – Sustainable Development

### **Representations:**

One letter of representation has been submitted objecting to the application and raising the following points:

- The submission does not adequately address noise control
- The building appears to lack appropriate acoustic properties – kennels can generate significant noise from barking dogs and without appropriate visual barriers and sound proofing this could result in a significant increase in noise disturbance for residents

- When permission was previously granted for other kennels at the site they were fully insulated to help minimise noise and protect neighbouring properties from disturbance
- Given the proximity of residential properties proper acoustic insulation is essential

### **Consultations:**

Office of Environmental Health and Pollution Regulation - I can confirm that from OEHPR's perspective we have no comments to make in relation to the revised scheme. I would however advise that, if not already consulted the States Veterinary Officer may wish to comment.

States Veterinary Officer – The only issue from my perspective is noise mitigation. This could be a problem because of the outdoor runs. It also is not clear what material is used to create the divisions between the outdoor runs? Is there any noise mitigation material in the roof of the outdoor runs and/or run dividers?

Commented following the receipt of further information:

Hopefully, these measures will be sufficient to protect the surrounding neighbours. It is interesting to note that the last dog kennels that the GSPCA built had indoor exercise runs and ventilation had to be controlled through noise reducing baffles. These kennels were constructed in this way to avoid complaints from neighbours regarding barking noise nuisance that had been an issue in the previously.

### **Summary of Issues:**

The key issues in this case relate to the effect of the alterations on the amenities of surrounding residential occupiers and the impact of the changes on the character and appearance of the locality.

### **Assessment against:**

#### **1 - Purposes of the law.**

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

#### **2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**

The application seeks to make changes to the previously approved scheme for kennels and a ferret house and relates to alterations to increase the footprint of the kennels along with changes to external materials and hardstanding.

The proposed changes relate to the present activities of the animal shelter and with Island Development Plan Policy OC2 which supports redevelopment of existing social and community uses Outside of the Centres, provided there are no unacceptable impacts on the visual appearance and the amenity of the area.

Policy OC5 supports proposals that are not related to a farmstead or agricultural holding provided they accord with other policies of the Island Development Plan.

The kennel building, with its changes in footprint and materials, will still be seen in the context of other built development on the site and will achieve a good standard of design respecting the character of the area and the amenity of neighbouring properties, in accordance with Policy GP8.

The comments and concerns relating to noise nuisance/acoustic measures are noted. The scheme has altered from that previously approved given that the kennel exercise areas are now external. The additional information provided goes some way to addressing the comments and concerns raised as the exercise dividers are solid so dogs cannot see one another which does help reduce barking.

Similar concerns were raised as issues in connection with the 2023 scheme. At that time the Office of Environmental Health and Pollution Regulation raised no objections to the proposals as there is provision within Public Health legislation to deal with dog barking complaints. It is also noted that the additional information highlighted that the exercise areas will only be available for use during the day (with variation between summer and winter use). This has not raised welfare concerns from the States Veterinary Officer and could be a way to manage potential noise nuisance but given that the information from the agent is not specific (i.e. from 1<sup>st</sup> October – 31<sup>st</sup> March = winter time and 1<sup>st</sup> April – 30<sup>th</sup> September = summer time) the information contained in that letter cannot be used to control the use of the external exercise areas of each kennel. Ultimately however, the matter of nuisance from barking dogs is dealt with through separate legislation and so it is not considered necessary to include a planning condition controlling the use of the exercise areas.

The construction of the roof of the kennel exercise areas is confirmed as addressing matters relating to weather protection and condensation rather than acoustic properties. Given the open nature of the exercise areas to seek to control acoustic qualities of the roof would be of limited benefit, is not considered essential by Environmental Health (as per the original permission and not raised as a concern as part of this scheme) and would not be reasonable as a planning condition in this case. It would not preclude the developer/applicant from incorporating acoustic measures should they wish to do so.

Based on the above and that OEHPR have raised no further comments or concerns plus the separate legislation to deal with noise nuisance it is concluded that the amendments proposed are considered acceptable. There are no planning grounds on which to withhold planning permission, and it is recommended the scheme is

approved with an informative note highlighting that noise nuisance would be controlled through separate legislation.

### **3 - General material considerations set out in the General Provisions Ordinance.**

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

### **4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal would have no adverse impact on protected trees, buildings or sites.

**Date:** 27/04/2026