

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 outbuilding, erect replacement outbuilding/cowshed to west boundary and erect outbuilding/cowshed to north-west boundary and associated works.

LOCATION: Piques Farm, Route Des Piques, St. Saviour.

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: 17/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: AB23-10841 S1-02, S1-03, S1-04, S1-05, S1-06, S1-07

Application Ref: FULL/2026/0305

Property Ref: E00167F000

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 materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

5.The building hereby approved shall be used only for agricultural purposes falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes) Ordinance, 2007, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

6.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 16/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

If, during development, any features of archeological interest are found to be present in the area of the application site It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

The applicant/developer would be encouraged to install suitably positioned bird nesting boxes and bat boxes to enhance the existing biodiversity of the site.

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/2026/0305
Property Ref: E00167F000
Valid date: 19/02/2026
Location: Piques Farm Route Des Piques St. Saviour Guernsey GY7 9FW
Proposal: Demolish existing outbuilding, erect replacement outbuilding/cowshed to west boundary and erect outbuilding/cowshed to north-west boundary and associated works.

Applicant: CIT Holdings Limited

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 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).

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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 materials to be used on the exterior of the buildings shall be placed on the site

until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

5. The building hereby approved shall be used only for agricultural purposes falling within Agricultural Use Class 28 of the Land Planning and Development (Use Classes) Ordinance, 2007, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

6. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

INFORMATIVES

If, during development, any features of archeological interest are found to be present in the area of the application site It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

The applicant/developer would be encouraged to install suitably positioned bird nesting boxes and bat boxes to enhance the existing biodiversity of the site.

OFFICER'S REPORT

Site Description:

The application site comprises a farm complex with various outbuildings accessed off and situated to the west of Route des Piques. Surrounding the site, the area comprises residential properties to the south with open fields in all other directions.

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

Relevant History:

FULL/2017/1564	Extension of existing stables for horse shelter (west boundary).	Granted 04/08/2017
FULL/2015/2918	Demolish existing calf stall and erect new farm building - revised (retrospective).	Granted 04/01/2016
FULL/2014/1911	Demolish existing calf stall and erect new farm building and alter vehicular access	Granted 20/08/2014

Existing Use(s):

Agriculture – Use Class 28

Brief Description of Development:

Planning permission is sought to demolish an existing outbuilding and to erect a replacement outbuilding/cowshed to the west boundary of the site and to erect a new outbuilding/cowshed on land towards the northwest of the site.

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

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
- GP17: Public Safety and Hazardous Development

Representations:

Two letters of representation have been received, one raising concerns and the other expressing support for the application. The letters are summarised as follows:

Letter raising concerns:

- The larger of the buildings would result in the loss of a sizeable amount of open land;
- The APA Statement considers the land proposed to accommodate the larger building to be of limited agricultural and ecological value. Presumably a review of the biodiversity of the area has been completed;
- The proposal should involve biodiversity enhancements.

Letter of Support (The National Trust of Guernsey)

- The Trust is fully supportive of the proposals to invest in new facilities to provide animal health and welfare measures;
- Following a meeting with the manager for this farm and Meadow Court Farm the proposals on both farms will be mutually beneficial;
- The scheme results in investment in two farms which will benefit the dairy industry for Guernsey.

Consultations:

States Archaeologist

By letter dated 13th March 2026 stated the following:

"I would be grateful if you could place an informative notice on this application, to the effect that the developers should contact us if anything of interest is uncovered. Although there are no archaeological records specifically from this site, there have been finds recorded from the field immediately to the east, and there are no indications of previous development (such as greenhouses) on this site."

Office of Environmental Health and Pollution Regulation

By letter dated 4th March 2026 stated the following:

"I have reviewed the proposed plans for Piques Farm which were received by email on 24th February 2026 and I am currently of the opinion there is insufficient information for myself to pass comment on the application."

I request details regarding the proposed method for managing and disposing of waste generated by the calves housed in the barn.

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

The application was subsequently deferred and revised information received. OEHPR was reconsulted for comment.

By letter dated 2nd June 2026 stated the following on the revised plans:

"I have reviewed the proposed plans for Picques Farm, referenced above, of which additional information was received by this department on the 13th May 2026. This follows my letter dated the 4th March 2026."

I am satisfied that this additional information satisfactorily answers my concerns raised in the above referenced letter dated the 4" March 2026. I would like to remind the applicant, in relation to the above application and any construction work associated with it, that under the Environmental Pollution (Water Pollution} Ordinance, 2022 a person must not cause or permit the occurrence of water pollution or a risk of water pollution to arise. This will include during construction work associated with the application.

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

States Vet

By letter dated 25th February 2026 stated the following:

"Thank you for providing me with an opportunity to comment on this proposed development. I am content with the plans from the perspective of meeting the welfare needs of the calves and youngstock. This ties in the development at Meadow Court Farm. The calves will be moved from Meadow Court Farm to Les Piques Farm to offer them an environment where they are less likely to be exposed to disease that they could catch from adult cattle. This will provide the calves with better welfare outcomes. The pens are also sufficiently sized to allow multiple calf occupancy which has identified by the EU as new welfare benefit."

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development
2. The design and impact on the landscape character and openness of the area

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).**

Policy OC5(A) provides scope for development relating to an agricultural use where there are no other buildings or structures which could be used for the proposed purpose. As part of the application a supporting statement has been submitted which confirms that the replacement building (Building B) and the new building (Building A) as proposed are required to support calf rearing as part of an established and ongoing farm enterprise in Guernsey. At present current calf rearing accommodation is cramped and does not reflect current best practice placing unnecessary pressure on animal health, welfare and farm management.

Building A will comprise a new purpose built nursery unit providing dedicated secure accommodation for young calves enabling improved hygiene, controlled access, effective ventilation and physical separation from adult cattle to prevent (and try to eradicate) Johne's Disease from the herd.

Building B will replace an existing concrete block horse stable and integrated shipping container with a purpose-built cattle shed of similar overall scale and footprint. This will allow for weaned calves to be moved from the nursery (building A) and housed in appropriate aged based groups in accordance with required standards. The information demonstrates that there is a genuine need for the proposed buildings, that they will support operations at this farm and an existing dairy farm also owned by the applicant (Meadow Court Farm) and that there are no other buildings or structures within the site which could be used for the proposed purpose. The proposal therefore complies with Policy OC5(A) in this respect and the principle of the development is acceptable.

The replacement building (building B) is in a similar position to the building that will replace. It has been designed with a lean to style roof measuring 6.5m at its highest point sloping down to 4.5m to meet the eaves of the building. Despite the slight increase in the scale and mass of the building, the building would be seen in context with the existing buildings on site and against a backdrop of trees and would therefore not harm the visual impact, landscape character or openness of the surrounding area.

Building A will be situated on adjacent land and will form a logical extension of the existing concrete cattle yard, which already contains agricultural buildings and livestock accommodation. Although detached from the main group of outbuildings and located on APA land, it will be sited on an area previously used as a horse-riding arena, surfaced with gravel and woodchip. While the proposal will extend into a part of the site that is currently open, the building's agrarian design and materials, together with a backdrop of trees along the western and northern boundaries, will reduce its visual presence and impact from surrounding viewpoints. As such, the proposal is unlikely to have a significant adverse effect on the landscape character or openness of the area particularly as there is a justified agricultural need for the structure and is considered to accord with Policies GP1 and GP8 in this respect.

Due to the separation distance from neighbouring dwellings, the fact that the proposed buildings will support existing operations on the site, and in the absence of any objection from OEHP, the proposal is unlikely to give rise to any significant adverse effects on the amenities of neighbouring residents.

Given the distance to the protected building to the south (Les Piques Farmhouse), and the presence of an existing residential property separating it from the proposed buildings, the development would not have an adverse effect on the setting of the protected building.

As the combined floorspace of the buildings slightly exceeds 1,000m² a Site Waste Management Plan has been submitted in accordance with Policy GP9. This satisfactorily demonstrates how waste associated with the development will be managed and disposed of appropriately. Confirmation has been received that the proposed development has been designed to take into account energy efficiency measures and current Building Regulations thereby also in accordance with Policy GP9.

Although the site lies within the Airport Consultation Zone, it is located in the area where only buildings exceeding 15 metres in height require consultation with the airport. The highest point of Building A (the largest of the proposed buildings) is 7 metres above ground level. Consequently, the airport has not been consulted in this instance, and the proposal would not harm the safe operation of the airport, in accordance with Policy GP17.

The comments regarding biodiversity improvements in the form of bird or bat boxes are noted however the proposal does not involve a material change of use of the land and will support an existing use and there is no mechanism therefore to ensure that such is provided. It is recommended however that an informative is included to suggest that bird boxes, bat boxes etc are installed.

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.

Date: 16/06/2026

