

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 (1,500sqm).

LOCATION: Stanmore, Rue Des Petites Hougues, Vale.

APPLICANT: Mr L Turian

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: 03/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture - JT-20-02F Image 1:
Landscaping plan, Appendix 1: Landscaping Plan

Application Ref: FULL/2026/0489

Property Ref: C00506B000

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 part of the land to which this permission relates shall be used as domestic garden until such time as the existing glasshouse on the site has been demolished and all ancillary materials, works and structures have been removed from the site. The Authority shall be notified in writing when this has been completed.

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

5. The landscaping scheme shall be fully completed, in accordance with the details shown on Image 1: Landscaping Plan and Appendix 1: Landscaping plan written statement by the end of the first planting season following the demolition of the glasshouse. 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 a satisfactory landscaping scheme for the development is agreed, and is implemented in a timely manner in the interests of visual amenity and to secure biodiversity enhancements in accordance with the Strategy for Nature SPG.

6. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure (excluding earth banks) shall be erected, constructed or placed along the east and west boundaries of the domestic garden hereby approved.

Reason - In view of the sensitive nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

Expiry Date: This permission will cease to have effect on 02/08/2029 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 both glasshouses and a packing shed. Should the applicant intend to cultivate consumable produce on the site, consideration should be given to the potential for contamination and any associated risks.

Given the former presence of glasshouses and a packing shed, it is likely that the States Office of Environmental Health and Pollution Regulation would request a full contaminated land condition if consulted on any future planning application involving groundworks.

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/2026/0489
Property Ref: C00506B000
Valid date: 19/03/2026
Location: Stanmore Rue Des Petites Hougues Vale Guernsey GY3 5NE
Proposal: Change of use of agricultural land to domestic garden (1,500sqm).

Applicant: Mr L Turian

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 part of the land to which this permission relates shall be used as domestic garden until such time as the existing glasshouse on the site has been demolished and all ancillary materials, works and structures have been removed from the site. The Authority shall be notified in writing when this has been completed.

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

5. The landscaping scheme shall be fully completed, in accordance with the details shown on Image 1: Landscaping Plan and Appendix 1: Landscaping plan written statement by the end of the first planting season following the demolition of the glasshouse. 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 a satisfactory landscaping scheme for the development is agreed, and is implemented in a timely manner in the interests of visual amenity and to secure biodiversity enhancements in accordance with the Strategy for Nature SPG.

6. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure (excluding earth banks) shall be erected, constructed or placed along the east and west boundaries of the domestic garden hereby approved.

Reason - In view of the sensitive nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

INFORMATIVES

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

Given the former presence of glasshouses and a packing shed, it is likely that the States Office of Environmental Health and Pollution Regulation would request a full contaminated land condition if consulted on any future planning application involving groundworks.

OFFICER'S REPORT

Site Description:

The property is located to the south of Rue des Petites Hougues. The surrounding area comprises residential properties to the north and west, with an agricultural field adjoining the site to the east. To the south, and within the application site, is a redundant glasshouse, part of which has been cleared. Beyond the glasshouse are additional residential properties.

The site is situated Outside of the Centres and although not situated within, a Conservation Area borders the site to the north and further east.

Relevant History:

FULL/2025/1300	Remove section of roadside wall to create gated vehicle access and parking area.	Granted 22/10/2025
FULL/2023/0272	Replace and raise the roof and alterations to fenestration in connection with approval to convert building into dwelling (FULL/2021/0445) with associated change of use of agricultural land to domestic garden.	Granted 08/06/2023
FULL/2021/0445	Convert building into dwelling.	Granted 04/10/2021

Existing Use(s):

Residential – residential dwelling and garden area;
Agricultural – land to south of dwelling

Brief Description of Development:

Planning permission is sought to change the use of agricultural land to domestic garden.

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

Island Development Plan Policies

OC5(B): Agriculture Outside of the Centres – outside of the Agriculture Priority Areas.

OC7: Redundant Glasshouse Site Outside of the Centres.

GP1: Landscape Character and Open Land.

GP15: Creation and Extension of Curtilage.

Supplementary Planning Guidance – Strategy for Nature (2020)

Representations:

Two letters of representation were received on the application, one from a representative of La Societe Guernesiaise and one from a representative of the National Trust of Guernsey, stating the following:

La Societe Guernesiaise

"La Societe remains concerned over the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan currently permits the consideration of such applications, we seek to optimize ecological gains in such cases wherever possible.

Due to various commitments over recent weeks, we were unable to view this application during the 21 days and therefore cannot determine if any biodiversity measures were included or if they were adequate in relation to the scale of proposed curtilage extension.

We wish to advise that La Societe would be able to assist with matters relating to biodiversity measures, for example to arrange surveys of the existing site and to provide suitable recommendations on how the land could be enhanced in terms of its ecological value by appropriate native planting and ongoing maintenance."

National Trust of Guernsey

"The site has a north/ south rectilinear shape (reflecting the previous horticultural /greenhouse layout) and is located adjacent to a conservation area that runs along the length of Rue Des Petites Hougues. Although much of the area to the south of the Rue Des Petite Hougues once housed large scale vineries, the landscape has steadily returned to an attractive collection of open pasture fields. The local traditional buildings that line the twists and turns of Rue Des Petites Hougues form a very attractive domestic settlement area within the Vale (so meriting it's special status as a conservation area) and it would not be out of place for a garden use to take the place of a former vinery site. However, it would be a matter of concern if in future, after the land under consideration received permission for change of use from agriculture to domestic garden, a further planning application was made for domestic development with a large scale additional dwelling proposed in this garden space, the more so, in such a sensitive environmentally attractive location."

Consultations:

Office of Environmental Health and Pollution Regulation

By email dated 24th April 2026 stated the following:

"I have reviewed the proposed plans for Stanmore, Rue Des Petites Hougues which were received by email on 27th March 2026 and I do not wish to raise any objections to the proposals.

I request that the following statements are included as an informative comment should

the application be granted:

- *There is potential for contamination on the land arising from its former use as a growing site and the historic presence of both glasshouses and a packing shed. Should the applicant intend to cultivate consumable produce on the site, consideration should be given to the potential for contamination and any associated risks.*
- *Given the former presence of glasshouses and a packing shed, it is likely that this department would request a full contaminated land condition if consulted on any future planning application involving groundworks.*

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

Summary of Issues:

The main issue in deciding this application is the 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).**

A review of aerial imagery confirms that the site was entirely occupied by glasshouses up to 2019. Between 2019 and 2022, a substantial proportion of the glass was removed. While the application drawings indicate that the glasshouses have been completely cleared, this does not reflect the current situation on site. Although all glazing has been removed, part of the glasshouse framework remains in the south-west corner of the site. Accordingly, for the purposes of planning policy, the site is considered to be a redundant vinery site.

Policy OC7 permits the redevelopment of redundant glasshouse sites for certain forms of development, including the extension of residential curtilages, subject to compliance with six additional criteria. For the reasons set out elsewhere in this report, the proposal would not adversely affect neighbouring properties, prejudice highway safety, or undermine the efficient use of land. It also provides for the demolition and removal of all glasshouses and associated structures, incorporates an appropriate landscaping scheme, and accords with the other relevant policies of the IDP. Accordingly, the proposal satisfies all of the relevant requirements of Policy OC7.

Policy OC5(B) supports development which would result in the loss of agricultural land where the proposed new use accords with all other relevant policies. This together with policies GP1 and GP15 are assessed below.

The site is not within an Area of Biodiversity Importance or an Agriculture Priority Area (APA), no existing boundary features are proposed to be removed, and the proposed change of use would not of itself have an adverse impact on or affect the amenities of neighbouring residents.

The land the subject of this application is situated to the rear of the existing dwelling and neighbouring dwellings and due to the layout and extent of built development and associated curtilages of neighbouring properties to west, north and south the land does not project into an area of wholly undeveloped land, and it does not form part of a wider area of open land. As a result, the proposed change of use of the land is unlikely to have a significant adverse effect on the landscape character of the area, in accordance with Policies GP15 and GP1.

Although the site is not located within an Area of Biodiversity Importance, the States' *Strategy for Nature 2020*, adopted as Supplementary Planning Guidance, requires applications to be supported by information demonstrating how biodiversity will be enhanced if planning permission is granted. Accordingly, details should be provided setting out the environmental benefits proposed, with particular reference to biodiversity enhancements within the area to be incorporated into the domestic garden.

The application drawings and the accompanying Landscaping Statement (referenced in Appendix 1 of the submitted material) set out a range of proposed biodiversity enhancements. These include the creation of a wildflower meadow, improvements to existing grassland, the planting of new native hedgerows, additional native tree planting under canopy planting and 12 bird/bat boxes.

Provided that the landscaping scheme is implemented in accordance with the submitted details and completed during the first planting season following the demolition of the remaining glasshouse structure, which can be secured by condition, the proposals would deliver meaningful biodiversity benefits relative to the size of the site. In addition, the scheme includes the complete removal of the existing glasshouse and associated structures, which can also be secured by condition and would further enhance the site's ecological value. The proposed development is therefore considered to accord with the objectives of the *Strategy for Nature 2020* by providing appropriate and proportionate biodiversity enhancements.

The site is largely open and visible from the wider area and the construction of high fences and walls within domestic garden would ordinarily not require planning permission. Such works could have an unacceptable impact on the landscape character of the area and should therefore be fully considered as part of the assessment of a planning application should the site owners consider such

alterations necessary. The condition should be limited to the east and west site boundaries which border agricultural land and it is not necessary to limit the condition to earthbanks as such works would be appropriate in this location. It is considered that all other forms of household exempt development on any part of the site when viewed from Rue Des Petites Hougues to the north would be seen in context with the residential dwelling on the site and the neighbouring residential dwelling further south. It is therefore not considered necessary to remove other forms of exemptions rights.

In view of the above it is considered that the proposal would accord with the aims of Policy GP1 of the Island Development Plan. It is recommended, therefore, that planning permission is granted for the change of use of land from agriculture to domestic garden.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Date: 30/07/2026

