

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Erect agricultural building/store and install hardstanding/track to agricultural land.

LOCATION: La Murette, Rue Des Murettes, St. Martin.

APPLICANT: Mr & Mrs M Roberts

I refer to the application referred to below received as valid on 06/05/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 28/07/2026

Drawing Nos: Direct Architectural Solutions Limited - 1452-SK-40A, 41A

Application Ref: FULL/2026/0494

Property Ref: J008840000+J008830000+J00884A000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The proposal would result in the unnecessary loss of open and undeveloped land which is contrary to Island Development Plan Policy GP1.
2. The proposal would result in the loss of good quality agricultural land within the Agriculture Priority Area and it has not been demonstrated that the land is no longer required for agricultural purposes, contrary to Island Development Plan Policy OC5(A).

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0494
Property Ref: J008840000+J008830000+J00884A000
Valid date: 06/05/2026
Location: La Marette Rue Des Marettes St. Martin Guernsey GY4 6JQ
Proposal: Erect agricultural building/store and install hardstanding/track to agricultural land.
Applicant: Mr & Mrs M Roberts

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposal would result in the unnecessary loss of open and undeveloped land which is contrary to Island Development Plan Policy GP1.
 2. The proposal would result in the loss of good quality agricultural land within the Agriculture Priority Area and it has not been demonstrated that the land is no longer required for agricultural purposes, contrary to Island Development Plan Policy OC5(A).
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OFFICER'S REPORT

Site Description:

The property known as 'La Marette' is a large detached two and a half storey dwelling, the main part of the dwelling was built in the early 20th century and it was re-modelled and extended at the turn of the 21st century. The building is set back from and faces northeast onto Rue des Marettes and is situated within a large site, and the fields to the north and west are within the same ownership. There is one neighbour to the north across the road. Other than the neighbour the property is surrounded by agricultural land and all are within the Agriculture Priority Area. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/1060 - Change of use of agricultural land to domestic garden (3,900sqm) and associated works. Erect single storey vinehouse to north-west elevation, install vehicle/pedestrian gate to north-west of field boundary. Erect single storey outbuilding/tractor store and glasshouse to south-west of property, install hardstanding and create additional vehicle access to east boundary – Refused September 2025.

Existing Use(s):

Agricultural use class 28: agriculture.

Brief Description of Development:

This application is to erect a 9m x 6.2m pitched roof agricultural store on the agricultural field west of the domestic curtilage of the property and create a new entrance with hardstanding and a Grasscrete track laid across the agricultural field to the north of the property, with a pond and earthbanks.

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

OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

IP9: Highway Safety, Accessibility and Capacity.

Representations:

None.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

At present this is a large dwelling within a large domestic curtilage which has two existing entrances onto Rue des Marettes. The property is surrounded by 'good' agricultural land as designated in the Agricultural Land Classification Map.

Rue des Marettes is designated as a neighbourhood road requiring sightlines of 20m.

The two agricultural fields shown to be within the ownership of La Marette to the north and southwest, have been used for commercial agriculture up until at least 2022, and

could still be utilised for agriculture with good access and good connectivity to all the other adjacent fields.

Policy OC5(A) states that proposals for development which would result in the loss of an existing farmstead or agricultural holding in the Agriculture Priority Area (APA) will only be supported where it is demonstrated that the farmstead or land is no longer required for agricultural purposes and any proposed new use accords with the other relevant policies of the Plan.

Policy GP1 states that proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area.

This site is located within the Cliffs landscape type, as identified in Annex V of the Island Development Plan. The Cliff Tops are the areas immediately backing the crest of the cliffs. This sub-zone roughly covers the first 300 metres of the Upland Plateau's southern edge. This area drains south while most of the remainder of the Plateau drains to the north and west. The topland is generally flat, open pasture, divided by low earth banks and occasional fortifications and contrasting strongly with the vertical cliffs below. Therefore, as the application site is north of the domestic curtilage it is likely to be well drained.

APA's are identified in the Island Development Plan as large areas of contiguous agricultural land and represent the Island's most valuable agricultural land. Policy OC5(A) does not safeguard land for agricultural use if it is not appropriate or is not required for that use or where the inclusion of an area of land into a larger land parcel for agricultural purposes would have a negative environmental impact. However, in order to protect Guernsey's best agricultural land, where appropriate, proposals for development which would result in the loss of an existing farmstead or agricultural holding in the APA will only be supported where it is demonstrated that the farmstead, building or land is no longer required or capable of being used for agricultural purposes.

In this case, the site is surrounded by an APA, bound by agricultural land to the northwest, west and south and across the road to the east. The land has been used as an agricultural field up until at least 2022, as seen in all of the aerial photos.

The site forms a useful and usable part of a larger agricultural parcel. The land appears to comprise good quality agricultural land, with no significant change in levels and has good access to all of the adjacent agricultural fields. The land is therefore accessible and well connected to the contiguous surrounding agricultural land and would not require the removal of any landscape features. Furthermore, the land abuts a larger area of good quality agricultural land to the northwest, west and south and is located within an area of the Cliff landscape type (Annex V IDP) known for its good drainage.

No evidence has been provided to dispute the usefulness of the land for agricultural purposes.

Other matters

The creation of another entrance off Rue des Marettes which is proposed to be 16m wide at the road tapering to a 4m wide track would be right next to an existing 5m field entrance, this is not considered appropriate along such a rural lane. The proposed opening would be lined with granite setts which is considered very domestic and an opening of 21m would have detrimental impacts on the rural character of the area.

The Grasscrete track is not considered to be appropriate for an APA field, it domesticates the land and prevents the land from being used for agriculture. The proposed domestic vehicle access is considered to further impinge and dissect the agricultural land parcel and is not considered to be acceptable in this location. The earthbanks are also not considered appropriate in this area.

The size of the agricultural store is considered to be excessive for the size of the land. A smaller store with a lower profile could possibly be considered appropriate in the same location.

For the reasons outlined above the recommendation is one of a refusal.

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments.

Date: 28/07/2026