

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: Erect double-sided sign to south (roadside) boundary.

LOCATION: Rowan Tree Farm, Route De Pleinmont, St. Pierre Du Bois.

APPLICANT: Rowan Tree Farm

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: 02/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan, Rowan Tree Farm - L002, Block Plan & Image Design

Application Ref: FULL/2026/0496

Property Ref: F010020000+F01002A000

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.

Expiry Date: This permission will cease to have effect on 01/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisement(s) to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2026/0496
Property Ref: F010020000+F01002A000
Valid date: 19/05/2026
Location: Rowan Tree Farm Route De Pleinmont Route De Pleinmont St.
Pierre Du Bois Guernsey GY7 9BN
Proposal: Erect double-sided sign to south (roadside) boundary.

Applicant: Rowan Tree Farm

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.

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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.

INFORMATIVES

For the avoidance of doubt, the advertisement(s) to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Site Description:

Rowan Tree Farm is an attractive one and a half-storey cottage with granite front façade and contrasting granite quoins around the windows and marking corners of this front façade. The property has a slate roof to the front with pitched roof dormers with decorative detailing and a central rooflight. A central porch also exists to the front elevation. A substantial lean-to vinehouse exists to the east of the dwelling with extensions situated to the rear/north of the main house. Vehicular access serving the house is located to the west of the dwelling, in the south/roadside boundary. A shed and lean-to exists adjacent to the west site boundary.

To the east of the dwelling is an existing field with its own access from Route de Pleinmont with a vehicular access and associated hardstanding/earthbanks etc. to serve the agricultural land at Rowan Tree Farm.

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

The landscape character Annex of the IDP notes that “the Western Plateau is generally less affected by mid-to-late twentieth century development. The landscape consists of a series of broad erosion platforms stepping gradually down to the west and is much dissected by the deeply cut valleys. Open fields, divided by low earth banks, are interspersed with established farmsteads surrounded by mature trees. The open farmland on higher ground provides views out to the Western Bays and across the sub-zones from one church spire to the next”.

Relevant History:

FULL/2025/0355 - Change of use of attached vinehouse to home based business (farm shop) and erection of fencing and gates to front (south) of dwelling. Erect 2 buildings on agricultural land (east of dwelling), erect polytunnel (on agricultural land north of dwelling) and associated earthbanks, fencing and gates. Widen agricultural vehicle access with associated relocation of telegraph pole (south boundary) with associated works – granted

Although a totem sign was included within that 2025 scheme it was ultimately omitted to enable the remainder of the scheme to be considered favourably.

Totem sign

Original submission - 2.3m high above the existing earthbank and the sign board itself would comprise two parts, the lower section being 25cm tall and 80cm wide with the larger sign above measuring 80cm x 80cm. The lower sign would act as a changeable produce board.

Amended - 2m high but with a small proportion of this being within the earthbank itself with the signpost being 1.7m above road level and the sign being c.935mm high.

Extract from application report:

"This is a rural location that is characterised by ribbon development and with limited other development. The parish cemetery and a cattle farm are situated a short distance away to the east. An 'A' board has been sited outside the farm to advertise the farmshop in the past however, this was at road level and likely screened from vehicles travelling east along the road. The sign proposed is sizable in a location where no other similar developments currently exist. The scale of the sign is significant, particularly when considering the low-level nature of the farmshop ... It is understood that the applicant wishes to ensure that drivers, travelling in both directions along the road can clearly identify the location of the farmshop (and also for deliveries/external contractors etc) although it is noted that although visibility from the access is restricted by the roadside boundary treatments the road itself is relatively straight thereby offering views of the proposed sign from some distance from the site. The sign will also appear more prominent in the street as a result of the proposed removal of the existing roadside hedge and with replacement planting being undertaken behind the roadside bank. On balance, this aspect of the scheme is not considered to respect the character of the local area ... Without prejudice to the determination of the application the removal of the produce sign from below the main sign with associated reduction in pole height may be considered acceptable when considering the aims of Policy GP8."

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application relates to the installation of a double sided totem sign at the entrance to Rowan Tree Farm. The sign will be installed in the existing roadside bank and is proposed to be 1.7m high. The signboard itself is 0.7m high x 0.7m wide.

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

IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issue in this case relates to the principle of the sign and its size, siting and design when considering 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.

Policy OC5(A) relates to the agricultural use of an existing farmstead or holding and addresses development that is ancillary and incidental to the existing principal agricultural use.

As the planning history indicates the development approved incorporates an element of homebased business (farmshop) and the purpose of the proposed sign is to advertise Rowan Tree Farm which will highlight the provision of a farmshop on the site and the Farm generally.

The sign proposed remains sizable in a location where no other similar developments currently exist. It is also noted that the sign is not just to serve the low level farmshop but the site as a whole, for contractors/deliveries now and also public access (e.g. open days/educational visits) in the future. The road itself is relatively straight which means that the sign would be visible in both directions from some distance away.

Roadside planting exists and the height of the sign has been reduced from the previous application (from 2m to 1.7m). On balance it is considered that this revised scale and height sign would represent good design, with appropriate materials/finish that will respect the open and rural landscape concerned.

The sign itself would not impact on the amenities of surrounding residential neighbours and it is noted that the sign will be non-illuminated.

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: 30/06/2026

