**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 agricultural sheds, erect agricultural outbuilding/store to north boundary.

**LOCATION:** Maison El Saker, Rue Des Marais, Vale.

**APPLICANT:** Mr & Mrs P Garrard

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: 12/06/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** PF+A Ltd: 7921-01 B1B & B2A.

**Application Ref:** FULL/2026/0601

**Property Ref:** C022590000

**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. Prior to construction of the building hereby approved, the existing sheds on the agricultural land shall be removed from the site.

Reason - In the interests of landscape character, visual amenity and openness.

5.The building hereby approved shall be used for purposes ancillary to the agricultural use of the land only.

Reason - To define the use of the building for the avoidance of doubt.

6. Within six months of the date when use of the building for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted shall be removed from the site.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural use of the land. There is no justification to retain the building if there is no longer any agricultural use of the land.

**Expiry Date: This permission will cease to have effect on 11/06/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

**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

States of Guernsey
Planning Service

**PLANNING APPLICATION REPORT**

| | |
|---|---|
| **Application No:** | FULL/2026/0601 |
| **Property Ref:** | C022590000 |
| **Valid date:** | 20/04/2026 |
| **Location:** | Maison El Saker Rue Des Marais Vale Guernsey GY6 8AU |
| **Proposal:** | Demolish existing agricultural sheds, erect agricultural outbuilding/store to north boundary. |
| **Applicant:** | Mr & Mrs P Garrard |

**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. Prior to construction of the building hereby approved, the existing sheds on the agricultural land shall be removed from the site.

Reason - In the interests of landscape character, visual amenity and openness.

5. The building hereby approved shall be used for purposes ancillary to the agricultural use of the land only.

Reason - To define the use of the building for the avoidance of doubt.

6. Within six months of the date when use of the building for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the building hereby permitted shall be removed from the site.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural use of the land. There is no justification to retain the building if there is no longer any agricultural use of the land.

**OFFICER'S REPORT**

**Brief Description of the site:**

The property known as 'Maison El Saker' is a 1930's one and a half storey dwelling which is set back from and faces south onto Rue des Marais and was remodelled by 2009. The site is long (approx. 157m) and thin, and the majority was formerly covered by glasshouses. Those glasshouses were removed by the early 2000s and, for planning purposes, the land on which the glasshouses were located has reverted to agricultural use (120m). There are neighbouring properties to the east and west and across the road to the south. To the north beyond the agricultural land is a field used by Rue Mainguy activity centre with a high ropes course on it. The property is located Outside of the Centres as defined in the Island Development Plan.

**Relevant History:**

There is no relevant history pertaining to this application.

**Existing Use(s):**

Residential use class 1: dwelling house.
Agricultural use class 28: agriculture.

**Assessment:** *(Tick as appropriate)*

| | | | |
|---|---|---|---|
| no representation | ✓ | visual amenity acceptable | ✓ |
| accords with policy | ✓ | no material neighbour impact | ✓ |
| within curtilage | ✓ | traffic not affected | ✓ |
| design acceptable | ✓ | | |

**Policies considered most relevant:**

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

**Conclusion/Brief comment:**

This application is to demolish the existing agricultural sheds (one at the north end of the site had a tree land on it during the recent storm, and then three smaller sheds closer to the main dwelling), and erect a single 5m x 6m single storey timber agricultural building to the north boundary to be used in association with the management of the agricultural land.

It appears that the sheds to be removed did not have the benefit of planning permission and would therefore be unlawful. In any case, a proliferation of sheds across the site would be resisted on the grounds of openness and landscape character and any permission issued should be conditional upon removal of the existing structures.

Initially the application was deferred to request a slight reduction in size and to move the shed to a location closer to the property, together with a layout showing what machinery and tools are to be stored in the shed and with more justification. The size of the shed has been altered to 4m x 7.5m, the location has moved to the southwest corner of the site (where the smaller sheds were) and a layout plan has been submitted.

The new location means that the built structures are all closer together, leaving the agricultural field uncluttered and able to be used for agricultural purposes, and maintaining the open land to the north.

The proposals are now considered to achieve a good standard of design, using materials which complement the natural environment, and it has been demonstrated that the shed will be used for purposes associated with the agricultural land, a matter which can be further controlled by planning condition.

The scale and massing of the new agricultural building is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on any of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

**Recommendation:**
Grant with Conditions ☑

**Date:** 10/06/2026