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: Remove section of earth bank to widen agricultural vehicle access and driveway.

LOCATION: Access to The Grange, Les Blanches Pierres, St. Martin.

APPLICANT: Mr & Mrs R Moore

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: 14/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Ltd: 3669 PD04 Rev J, Site Photos (date stamped 26 May 2026).

Application Ref: FULL/2026/0670

Property Ref: J00313A001

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.Within 2 months of the vehicular access being widened, the earthbank where disturbed shall be made good to match as closely as possible to the roadside boundary treatment, in accordance with the approved details.

Reason - to ensure the works are carried out in a reasonable tmeframe in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 13/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

It is recommended that a suitable replacement native tree, be planted in a similar position, located adjacent to the access point in the interests of visual amenity.

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/2026/0670
Property Ref:	J00313A001
Valid date:	26/05/2026
Location:	Access to The Grange Les Blanches Pierres St. Martin Guernsey
Proposal:	Remove section of earth bank to widen agricultural vehicle access and driveway.
Applicant:	Mr & Mrs R Moore

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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treatment, in accordance with the approved details.

Reason - to ensure the works are carried out in a reasonable tmeframe in the interests of visual amenity.

INFORMATIVES

It is recommended that a suitable replacement native tree, be planted in a similar position, located adjacent to the access point in the interests of visual amenity.

OFFICER'S REPORT

Site Description:

The application site consists of a traditional dwelling-house, known as The Grange, located to the rear (south) of La Bellieuse House.

The property stands within a Conservation Area, although the access track to the east of the site, the subject of this application, is located outside of the Conservation Area and within an Agriculture Priority Area (APA) as designated in the Island Development Plan.

The access track is located outside of the domestic curtilage associated with the Grange as it falls under APA land.

La Bellieuse House, and the neighbouring property to the east, La Bellieuse Farm, are both recognised as a protected building.

The dwelling is in the process of renovation following planning permission ref: FULL/2022/0057.

Relevant History:

Reference No	Description	Decision
FULL/2022/0057	Raise roof ridge height, demolish existing external steps, erect two storey extension to north elevation, erect single storey extension to south elevation and alterations to fenestration.	Granted
FULL/2021/0723	Reinstatement of redundant building into a dwelling house with alterations and extension	Withdrawn

Existing Use(s):

Dwelling-house

Brief Description of Development:

Planning permission is sought to remove a section of an earthbank located to the south-east of the site, in order to widen the agricultural vehicle access/driveway.

The agent has set out in their letter dated 17th April that during storm Goretti, an existing tree was uprooted adjacent to Les Blanches Pierres Lane. The tree has been removed and the earthbank temporarily reformed in the interests of road safety.

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
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

Representations:

The Authority has received representation from one party objecting to the proposal. Grounds for objection principally relate to the following issues:-

- Unnecessary harm to remove a section of the earth bank to widen the vehicular access to the site.
- The Lane is narrow therefore the wider wheelbase of vehicles using the lane would be problematic to access the driveway.
- The access has not been used for agricultural access for many years as the farmer accesses the fields via other adjacent fields.

Consultations:

None.

Summary of Issues:

- Whether the design of the proposed development is acceptable.
- The impact of the development on the landscape character and appearance 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).

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.

The existing width of the access point is circa 3.1m. The proposed access width will be circa 5.1m. The resultant loss of the earth bank will cause harm, although the degree of harm to the landscape character and amenity of the area will not be so substantial to reasonably justify refusal. Widening the access will improve accessibility to/from the site for different types of vehicles accessing the site associated with the fields and The Grange.

A condition should be attached to the decision to ensure that the earth bank be made good within a reasonable timeframe.

Despite the loss of the tree during the recent storm, there is no requirement to replant a suitable replacement tree as it was not protected through a Tree Protection Order, or through a planning condition. Whilst its loss is not considered to materially affect the amenity of the area, it is recommended, through an informative, that a suitable replacement tree be planted.

The proposal will not affect the setting of protected buildings, nor the Conservation Area.

The proposal will not affect the amenities of neighbouring residents.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 08/07/26