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: Convert, extend and alter building to create dwelling, change of use of agricultural land (480sqm) and associated works (revised scheme).

LOCATION: Westfield Vinery, Rue Du Frie Plaidy, Castel.

APPLICANT: Woodash Jackpot Limited

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: 29/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JM Design Limited - 2401-01 PD/01C & 02A
Tree Dimensions - Landscape Report

Application Ref: FULL/2026/0793

Property Ref: D00660C000

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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details

(unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:
i) full details of tree and hedge planting along the west boundary earth bank and the north elevation bolster planting;
ii) planting schedules, noting the species, sizes, numbers and densities of plants; and
iii) revised details of the south boundary treatment including the omission of the existing access between the proposed domestic land and the adjacent agricultural land.

Reason - In the interests of visual amenity and biodiversity.

6.The landscaping scheme shall be fully completed/implemented in accordance with drawing 2401-01/PD/01C, Tree Dimensions landscape recommendations dated 21/11/2024 and as revised and updated by the details agreed under the terms of the above condition 5, in the first planting season following the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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 - In the interests of visual amenity and biodiversity.

7. No development, including demolition and site works, shall begin until a Method Statement for the demolition of the concrete base, toilet block and associated hardstanding to the west of the proposed dwelling and the restoration of the agricultural land has been submitted to and agreed in writing by the Authority. The works shall then be carried out in accordance with the agreed details.

Reason - To make sure that the agricultural land is restored to a satisfactory condition.

8. The dwelling shall not be occupied until such time as the existing concrete base, toilet block and associated hardstanding have been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure that the agricultural land is restored to a satisfactory condition.

9. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no extensions, sheds, greenhouses, outbuildings or other buildings or structures nor any fencing or walls shall be erected, constructed or placed on any part of the hereby approved domestic land (except for those approved as part of this application).

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

Expiry Date: This permission will cease to have effect on 28/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at https://www.gov.uk/guidance/land-contamination-risk-management.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue.

Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. La Société Guernesiaise can be contacted for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

To limit the potential impact of light pollution on wildlife, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining agricultural/undeveloped land.

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/2026/0793
Property Ref:	D00660C000
Valid date:	12/05/2026
Location:	Westfield Vinery Rue Du Frie Plaidy Castel Guernsey
Proposal:	Convert, extend and alter building to create dwelling, change of use of agricultural land (480sqm) and associated works (revised scheme).
Applicant:	Woodash Jackpot Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

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(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details
(unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

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b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:
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Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This

condition is imposed to make sure that any proposals can be properly considered.

INFORMATIVES

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

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The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

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OFFICER'S REPORT

Site Description:

The application site comprises a former horticultural site, the glasshouses having been cleared between 2013 and 2016, with only a few remnants remaining including a metal clad packing shed the subject of this application. The application site is bounded by agricultural and undeveloped land. The site is accessed via a track onto Rue Du Frie Plaidy to the east. The site is located in an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

11/08/2025 – FULL/2025/0401 – Application withdrawn to convert and extend building to create dwelling, change of use of agricultural land to domestic garden (645sqm) and associated works.

Existing Use(s):

Agriculture use class 28

Brief Description of Development:

Planning permission is requested for a revised scheme to convert, extend and alter a former packing shed to create a 2 bedroom dwelling and to change the use of an area of agricultural land measuring 480sqm to domestic land in association with the dwelling. The works to the former packing shed include the erection of a single storey flat roof extension to the south elevation and alterations to fenestration.

The application is accompanied by a structural report and a Landscaping/Biodiversity report.

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

Policy OC1: Housing Outside of the Centres
Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
Policy GP1: Landscape Character and Open Land
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP15: Creation and Extension of Curtilage
Policy GP16(A): Conversion of Redundant Buildings
Policy GP17: Public Safety and Hazardous Development
Policy IP6: Transport Infrastructure and Support Facilities
Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Three representations were received, main points as follows:

- Loss of very good quality agricultural land. Submitted information does not demonstrate land cannot positively contribute to commercial agricultural use.
- Development contradicts with the Island Development Plans aim of concentrating development within the Main and Local Centres (Policies S1, OC1 and OC7).
- Potential for future developments including extensions or additional dwellings.
- Impact on biodiversity due to increased human activity, habitat disruption and artificial lighting.
- The development will significantly impact the open and undeveloped rural landscape character of the area, contrary to Policies GP1 and OC9.
- Information submitted has not demonstrated that the existing building is redundant, for example has sufficient evidence been provided to sell or lease the building for agricultural purposes.
- A representation on behalf of La Societe Guernesiaise raises concerns that the proposed dwelling may compromise the commercial viability of other farmland in the near vicinity.
- La Societe Guernesiaise highlights that buildings of this type can be used by roosting bats particularly when a property is located within a variable landscape with habitats such as farmland or woodland nearby, and notes that the Bailiwick Bat Survey has shown that there are bat populations in the area. La Société Guernesiaise recommend that the building is inspected for current or recent use by bats and other wildlife by a suitably qualified person prior to any building works to reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. It is advised that it would also be beneficial to include suitable measures to support roosting bats and nesting birds within the development proposal. La Société Guernesiaise recommend that planning conditions or an informative note to highlight the above is included in the decision notice.

Consultations:

The Office of Environmental Health and Pollution Regulation, 27/05/2026
"I have reviewed the proposed plans for which were received by email on 22nd May 2026 and there is an issue of concern that I must raise due to the previous use of the land as glasshouses and that fact the building to be converted was previously a packing shed. Contaminants associated with the historical use of glasshouses and packing sheds include hydrocarbons and heavy metals. I therefore request that the following condition is attached to the application:

Potential Land Contamination:

- Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subjection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a. as built drawings of the implemented scheme;
b. photographs of the remediation works in progress;
c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i)(c) of this condition".

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development.
2. Whether the existing building is of sound and substantial construction and is capable of conversion to a residential use without extensive alteration or rebuilding.
3. The impact of the development on the character and openness of the landscape.
4. The loss of agricultural land.
5. The impact on the amenities of neighbouring residents.
6. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
7. Whether the proposal would result in biodiversity enhancements.

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).

During the course of consideration the application was deferred due to concerns about the extent of the proposed domestic land and the impact on the access to adjacent agricultural land, to request details of a west boundary treatment, to ensure the removal of former horticultural structures, and clarification was sought regarding the extent of works to the building. Revised plans have subsequently been received which omit the shared access from the proposed domestic land, reducing the proposed curtilage from 645sqm to 480sqm, and further details have been provided about boundary treatments, access to the adjacent agricultural land, the removal of former horticultural structures and details of the extent of works to the building.

The former glasshouses have been removed and consequently the site does not constitute a redundant glasshouse site and Policy OC7 is not relevant. Policy OC1 provides scope for the conversion of existing redundant buildings to dwellings Outside of the Centres provided that specific criteria as set out in Policy GP16(A) are met.

The former glasshouses have been cleared from the site and therefore it is accepted that the building is redundant for its original, authorised and last known purpose as a horticultural packing shed in accordance with part (a) of Policy GP16(A).

The structural report states that the building is largely well constructed with sound foundations that have proven to have ample capacity to support current and proposed loadings of a dwelling. The roof structure has capacity to support the loadings associated with an upgraded insulated roof. The report concludes that the building is of sound and substantial construction, it is robust enough to resist lateral wind forces and with some minor wall and roof improvements the building is suitable for conversion.

Together with the relatively minor extent of works proposed, including alterations to fenestration, the installation of internal insulation and a modest extension, the information submitted is sufficient to demonstrate that the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.

The existing building and site is clearly visible from a public footpath to the south, it is situated within a wider area of open and undeveloped land which extends to the west and south, and it is not well-related to existing built development along the highways. As a result, the domestic use of the building and associated land has the potential to adversely affect the rural character of the area. However, the single storey nature of the building limits the visual impact of the building and the proposed associated domestic land is confined to an existing hard standing area which is located on the northern edge of the wider area of open and undeveloped land and is set slightly below the ground level of the adjacent field to the south. In addition, the proposed creation of an earth bank planted with hedging and trees around the east, south and west boundaries of the associated domestic land has the potential to provide a good degree of screening. On balance, the use of the building and associated land for residential purposes is unlikely to have any unacceptable adverse impacts on the character and openness of the landscape, in accordance with (f) of Policy GP16(A).

The existing building is not protected and is not considered to comprise a building of character that makes a positive contribution to the character and appearance of the area. The agent has provided calculations to demonstrate that the size and nature of the proposed extension is modest, in accordance with part (g) of Policy GP16(A). Due to the distance to neighbouring residential properties, the proposal is unlikely to have any adverse effects on the amenities of the neighbouring residents.

The proposal to change the use of a section of the land to a domestic use to serve the proposed dwelling also falls to be considered under Policies OC5(A), GP15 and GP1 of the Island Development Plan.

The site is not within an Area of Biodiversity Importance, no existing boundaries are proposed to be removed and the use of the land for domestic purposes is unlikely to have any significant adverse effects on neighbouring residents. As set out above, it is concluded that the proposal is unlikely to have any significant adverse impacts on

the character and openness of the landscape. The site is located within an Agriculture Priority Area, however, there is an expectation that a dwelling would be served by an associated area of domestic land. In this respect the proposed area of domestic land is of a reasonable size to serve a dwelling of this size and nature and it is confined to an existing area of hardstanding. In addition, to the west of the proposed dwelling a concrete base and a toilet block related to the former horticultural use of the site is proposed to be demolished. If these structures together with the associated area of hardstanding to the west of the proposed dwelling are removed and restored to an agricultural field, this would be beneficial to the potential use of the land for agricultural purposes. Agricultural access to the remainder of the field to the west and east would be retained. Overall, the proposed change of use is unlikely to impede the potential agricultural use of surrounding land and the proposed curtilage area would not result in an unacceptable loss of agricultural land within the Agriculture Priority Area. To ensure domestic and agricultural uses remain separated and to minimise the visual impact of the domestic use of the site on the wider area of open and undeveloped land, it is recommended that the proposed access in the south boundary of the garden is omitted, this can be dealt with by condition. Consequently the change of use of the land to a domestic use accords with Policies OC5(A), GP15 and GP1.

The proposed dwelling would meet minimum internal space standards as set out under the Building Regulations and it would meet the best practice minimum internal space standards. Despite the limited south facing fenestration, the dwelling has the potential to receive adequate daylight and sunlight and would benefit from a good provision of outdoor space and an attractive outlook. As a whole the proposed dwelling is likely to provide a satisfactory living environment.

The application is accompanied by a landscape plan. The measures proposed including the creation of boundary earth banks planted with hedging and trees and other tree planting and the creation of wildflower areas has the potential to provide proportionate biodiversity enhancements, taking into account the size of the area of land involved. Additional precise planting details including the species, size and densities of plants are required for the earth bank along the west boundary and the proposed bolster planting to the north elevation, this can be dealt with by condition. Due to the location of the site within a wider area of agricultural/undeveloped land, it is recommended that external lighting is kept to a minimum and does not extend beyond the domestic boundary.

The change of use of the building to a residential dwelling is likely to have a limited effect on the intensity of use of the access and a negligible impact on road safety and traffic management on the wider road network, particularly considering the sites accesses onto a minor rural lane, classified as a Neighbourhood and Country Road as set out in the Traffic Engineering Guidelines for Guernsey. The proposed vehicle parking and a shed which could be used for bicycle storage would be adequate to serve the proposed dwelling.

Building Control advise that the access road will need to meet Part P which could include alterations to surfacing and installing lighting and passing places. Alterations required to meet Building Regulations may require a separate planning permission. However, the agent has confirmed that they will deal with these aspects at a later date, and if necessary through the submission of a separate planning application.

To address the concerns raised by the Office of Environmental Health and Pollution Regulation regarding the potential for contaminated land, it is recommended that a condition is attached to the decision to investigate and if necessary implement mitigation measures.

To address the comments raised on behalf of La Société Guernesiaise, it is recommended that a note is attached to the decision notice to make the applicant aware of the potential issues with disturbing animals which are protected under the Animal Welfare Ordinance 2012.

With regards to the comments in the representation about the potential for future developments including extensions or additional dwellings, any future applications would be assessed on their own merits against the relevant planning policies applicable at that time.

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.

It is recommended that the application is approved.

Date: 29/10/2026