

**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:** Demolition of existing structures. Erect agricultural building, install 3 silage clamps, install additional slurry tank and associated works.

**LOCATION:** Meadow Court Farm, Route Des Blicqs, St. Andrew.

**APPLICANT:** Meadow Court Farm Ltd

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:** 25/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Lovell Ozanne: 10832 S1-20, 21, 22, 23, 24, 25, 26

**Application Ref:** FULL/2026/0812

**Property Ref:** K004850000

**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. No materials to be used on the exterior of the machinery repair building shall be placed on the site until such time as samples of those materials in their finished form have been submitted to the Authority. Only materials and any finishes agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

**Expiry Date: This permission will cease to have effect on 24/09/2029 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](http://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](mailto: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/2026/0812  
**Property Ref:** K004850000  
**Valid date:** 13/05/2026  
**Location:** Meadow Court Farm Route Des Blicqs St. Andrew  
Guernsey GY6 8YB  
**Proposal:** Demolition of existing structures. Erect agricultural building,  
install 3 silage clamps, install additional slurry tank and  
associated works.  
**Applicant:** Meadow Court Farm Ltd

**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.

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. No materials to be used on the exterior of the machinery repair building shall be placed on the site until such time as samples of those materials in their finished form have been submitted to the Authority. Only materials and any finishes agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

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## OFFICER'S REPORT

### Brief Description of the site:

The site is identified within the Island Development Plan as being Outside of the Centres, it is also within the Agriculture Priority Area. A Conservation Area boundary runs along the southern side of the site, but the site itself is not included.

The application proposes the demolition of existing structures on site, and the erection of three silage clamps, and a new agricultural building (machinery store). The proposal also includes the installation of an additional slurry tank and other associated works. The existing building to the eastern side of the site is to be retained.

### Relevant History:

FULL/2025/0020- Alteration to ground levels to section of agricultural area  
FULL/2025/0839- Variation to previously approved plans for alteration to ground levels to section of agricultural area- Alterations to land levels  
FULL/2025/2001- Erect agricultural/dairy farm building, provide landscaping, hardstanding and associated works.

### Existing Use(s):

Use Class 28 - Agriculture

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

no representation  
accords with policy  
within curtilage  
design acceptable

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|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

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|---|
| ✓ |
| ✓ |
| ✓ |

### Consultations:

#### Guernsey Airport

*"Having reviewed the information provided, this application the proposed silage clamp. The plans indicate a height of approximately 10.2 metres, which, within our*

*safeguarding software, triggers a requirement for an Instrument Flight Procedure (IFP) assessment.*

*However, I understand that the applicant has been in contact with Sagentia and that Sagentia's initial view is that, due to the site's location within a dip in the surrounding terrain, an IFP assessment may not ultimately be required. Unfortunately, this level of detail is not reflected within our safeguarding software, which only identifies that an IFP assessment is required for structures exceeding 10 metres in height.*

*I also understand that the applicant is arranging for Sagentia to produce a report in relation to the original application. It may be worthwhile extending the scope of that report to include this application as well.*

*I have reviewed all of the plans provided. The only height I have been able to identify is the 10.2 metre figure associated with the silage structure. I have not been able to find any detailed height information for the proposed buildings.*

*The positive aspect from an aerodrome safeguarding perspective is that the development is not located within the Nav Aid Protection Zones (NPZ) area and does not appear to breach or penetrate any safeguarding surfaces. Therefore, provided the IFP issue can be satisfactorily resolved, I would have no safeguarding objection to the proposal.*

*I would, however, need Adrian Clough to confirm this position in relation to the NPZ area, as that falls within Adrian's area of responsibility. As the proposal does not appear to be within that area, I do not anticipate any issues, but Adrian would need to provide their own confirmation.*

*Overall, the proposal appears reasonable from an aerodrome safeguarding perspective, subject to the IFP matter being addressed.*

*Going forward with the applications, it would be helpful if the heights of the dwellings above ground level and the latitude and longitude coordinates in decimal format could be provided, if possible."*

*As requested in the consult Mr Clough was consulted and stated the following:  
"I can confirm that I have no objection to the revised plans for Meadowcroft Farm in respect of NPZ."*

*Following deferral of the application and the receipt of additional information, Guernsey Airport was reconsulted and stated the following:*

*"Guernsey Airport has reviewed the submitted IFP Safeguarding Assessment and accepts the conclusions contained within the report. The assessment demonstrates that the proposed development, at its assessed height and elevation, will not impact published Instrument Flight Procedures at Guernsey Airport. Accordingly, the Airport*

*raises no objection to the proposal from an Instrument Flight Procedure safeguarding perspective.*

*One caveat is: This response is based on the development parameters assessed within the report, including the maximum building height and site levels stated therein."*

#### The States Vets

*"I have reviewed the additional submissions in relation to Meadow Court Farm. The slurry stores, silage clamps and the repair shed are all essential accessories to a dairy farm. Positioning the slurry stores on a low point on the site is sensible. I image the silage will be cut from the clamps and taken to the cattle as opposed to the cattle grazing directly from the open face of the clamp. This too is sensible given the steepness of a track leading from the new proposed housing shed higher on the site."*

#### The Office for Environmental Health and Pollution Regulation

*"I have reviewed the proposed plans for Meadow Court Farm which were received by email on 26<sup>th</sup> May 2026 and I have identified a number of matters of concern and therefore, in my opinion, there is currently insufficient information to enable me to comment on the application at this stage. I would be grateful if the applicant could provide the following information below:*

- Information in relation to the proposed new slurry tank including its design and specification. This should include information in relation to, but not limited to, its capacity and how that has been determined;*
- Details of proposed drainage for the proposed new silage clamps to prevent water run-off into the general environment;*
- Details of the proposed drainage for the proposed new machinery repair beuilding to prevent leakage of liquids associated with farming machinery (oil, fuels, coolants etc) into the general environment;*

*The applicant should be made aware, in relation to this application and any work associated with it should permission be granted, that under the Environmental Pollution (Water Pollution) Ordinance, 2022 a person must not cause or permit the occurrence of water pollution or a risk of water pollution to arise. This will include during construction work associated with the application.*

*I would be grateful if these issues are considered during the determination of this application."*

Following deferral of the application and the receipt of additional information, OEHPR was reconsulted and stated the following:

*"I have reviewed the additional information in regards to the above referenced application for Meadow Court Farm which were received by via the Planning Authority on a letter dated 19<sup>th</sup> June 2026. I am satisfied that the additional information satisfactorily answers my concerns in relation to my letter dated the 28<sup>th</sup>*

May 2026.

*I have no further comment to make in relation to the application."*

**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
- GP17: Public Safety and Hazardous Development

**Conclusion/Brief comment:**

Planning permission is sought for the demolition of the existing dairy farm buildings to facilitate the relocation and improvement of the farm's silage clamp facilities, together with the replacement of an existing slurry tank. The proposal is associated with application FULL/2025/2001, which was recently granted planning permission for a substantial new dairy building to the south of the site, occupying the area where the existing silage clamps are currently located. The proposed development forms part of a wider programme of investment in the farm's infrastructure, aimed at improving operational efficiency and enhancing animal welfare standards.

Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas supports proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, where there are no other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

In this instance the proposal intends to replace the existing silage clamps for a more modern fit for purpose scheme. The machinery store is approx. 6.5m high and open sided to the west, sitting slightly higher than the existing dairy buildings in that location. Meadow Court is a working farm, currently undergoing expansion and so the proposed new buildings are supported. The impermeable concrete slurry tank is approx. 10.2m high at the highest point, although the topography of the site means that this will sit below the machinery building when viewed from the road to the south. The building will also be screened by the existing historic barn building which is to be retained to the eastern boundary.

The proposal will be largely screened from view by the farm buildings to the east and by existing earthbanks and vegetation to the south, north and west and would not cause harm to the visual character or appearance, or the landscape character of the surrounding area in accordance with GP1 and GP8 of the IDP. The scheme is of an appropriate design and uses materials appropriate for the intended purpose.

Guernsey Airport has been consulted on the application and the additional information received and raised no objection on public safety grounds in relation to airport operations. The proposal therefore complies with policy GP17 in this respect.

The proposal would not cause harm to any neighbouring properties or cause harm to highway safety.

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is located in the vicinity of a protected building to the south. Given the separation distance between the proposed development and the protected building, it is not considered that the proposal would have an adverse impact on its setting. The development is therefore considered to comply with Policies GP5 and GP8 in respect of safeguarding the setting of protected buildings.

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.

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:** 24/09/2026