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: Install solar panels to roof of agricultural shed to west of site (retrospective).

LOCATION: Field of Dreams, Le Bouillon, St. Andrew.

APPLICANT: Benjamin Wells

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: 12/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/10/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Roof & Elevations Plan, Panel Diagram, Bracket Diagram, Site Photo (West & East Elevations), Site Photo (South & North Elevations).

Application Ref: FULL/2026/0988

Property Ref: K003710000

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. The solar panels hereby permitted shall be removed from the building when no longer required.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the locality.

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

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt retrospective planning permission is hereby granted solely for the retention of the solar panels on the roof of the agricultural building.

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/2026/0988
Property Ref:	K003710000
Valid date:	09/10/2026
Location:	Field of Dreams Le Bouillon St. Andrew Guernsey
Proposal:	Install solar panels to roof of agricultural shed to west of site (retrospective).
Applicant:	Benjamin Wells

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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. The solar panels hereby permitted shall be removed from the building when no longer required.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the locality.

INFORMATIVES

For the avoidance of doubt retrospective planning permission is hereby granted solely for the retention of the solar panels on the roof of the agricultural building.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an agricultural field to the south of Le Bouillon in St Andrew. Situated in the west portion of the site is an agricultural building. Surrounding the site, the area comprises a church building and car park to the west residential properties to the north and northwest with agricultural fields in all other directions.

The site is situated Outside of the Centres and within the Agricultural Priority Area as designated in the Island Development Plan.

Relevant History:

None

Existing Use(s):

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 Agricultural Priority Areas
GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development

Conclusion/Brief comment:

Situated along the western boundary of the site is an existing agricultural shed/outbuilding which has previously been accepted as an exempt structure and is therefore lawful. This application seeks retrospective planning permission for the retention of six solar panels installed on the roof of the building.

A supporting statement submitted with the application confirms that the solar panels are used to generate electricity for agricultural purposes, including powering irrigation systems, soil monitoring equipment, automated valve controls, livestock enclosure monitoring systems, and the charging of battery-operated tools used in the management and maintenance of the land. As the panels are mounted on the roof of an existing building, they do not reduce or hinder the use of the land for agricultural purposes and are therefore considered acceptable.

The building and associated solar panels are largely screened from the surrounding area by the church building to the west and by established boundary vegetation comprising trees, shrubs, hedgerows and earth banks along the roadside frontage. In addition, a living roof feature incorporating various plant species has been installed on part of the northern roof slope, further reducing the visual impact of the development. For these reasons, the proposal is not considered to have an adverse effect on the visual character or appearance of the area, nor on the wider landscape character of the locality, and is considered compliant with Policies GP1 and GP8.

The proposal would not result in any unacceptable impact on residential amenity and would not give rise to highway safety concerns.

Policy GP9 supports the use of solar panels where appropriate as a form of sustainable development. The proposal is therefore considered to accord with the objectives of this policy.

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: 11/11/2026