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: Erect wall to east boundary (partially retrospective).

LOCATION: Chinook Cottage, Icart Road, St. Martin.

APPLICANT: Dr V Schumann

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: 28/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: StudiO Architects: 035_SK12 & 13

Application Ref: FULL/2026/1076

Property Ref: J00897B001+J00897B000+J008970000+J00897D000

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 stone shall be installed until details showing the means of construction and bonding of the stone wall, including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 27/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2026/1076
Property Ref:	J00897B001+J00897B000+J008970000+J00897D000
Valid date:	02/07/2026
Location:	Chinook Cottage Icart Road St. Martin Guernsey GY4 6JG
Proposal:	Erect wall to east boundary (partially retrospective).
Applicant:	Dr V Schumann

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. No stone shall be installed until details showing the means of construction and bonding of the stone wall, including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, have been

submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to erect a 2.1m high granite wall along the east boundary of a recently approved track which provides access to agricultural land and 3 dwellings.

The site comprises of a detached 1½ storey dwelling with a detached single storey stable which is currently under construction to the north and an area of agricultural land to the north and west with a recently constructed agricultural building to the west. The site is located on the Icart headland with several relatively isolated detached dwellings to the south and east, and the Icart tea rooms building to the west.

The site is Outside of the Centres. The site is partially bounded to the south by the Cliffs Site of Special Significance. The entire site is in an area of potential archaeological interest.

Relevant History:

FULL/2026/1282 – Application pending to erect 1.5 storey outbuilding, erect bike and bin store, fencing and gate to east of property.

23/09/2025 – FULL/2025/1008 – Permission granted to demolish outbuildings and erect stables and carport/bin store, install gate, create parking area and realign track.

J897B & B1

11/10/2023 – FULL/2022/2014 – Permission granted to demolish existing agricultural outbuilding, erect 2 storey agricultural outbuilding and hardstanding to west boundary. Change of use of agricultural land to domestic land (89sqm) and create new vehicle access and track to north boundary.

Existing Use(s):

Agriculture use class 28
Residential use class 1

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:

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas
Policy GP1: Landscape Character and Open Land
Policy GP2: Sites of Special Significance
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP13: Householder Development

Conclusion/Brief comment:

The wall would be located along the east boundary of a recently approved track which provides access to agricultural land and 3 dwellings. Although the agent advises that the land to the east is intended to form the garden of an adjoining dwelling, no application has been submitted or permission granted for the change of use of the land to the east and consequently the proposed wall would in part bound an area of agricultural land.

The wall would be seen in context with the approved track and existing built development, especially at Chinook Cottage, and would be partially screened from the public highway to the north by existing landscaping along the highway and additional landscaping approved as part of the recently constructed agricultural building under application FULL/2022/2014. The granite wall is likely to achieve a high standard of design, details of which can be requested by condition. Overall, the wall is unlikely to have a significant adverse effect on the landscape character, openness and appearance of the area, in accordance with Policies GP1, GP8, GP13 and OC5(B).

The site is not located within an Agricultural Priority Area and considering the previously approved track and hedging, the wall is unlikely to have any additional adverse effects on the potential agricultural use of the adjoining land.

Due to the distance to the boundary of the Cliffs Site of Special Significance, the construction of the proposed wall is unlikely to have any direct adverse impacts on the special interest of the Site of Special Significance.

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.

Recommendation:
Grant with Conditions ☑

Date: 26/10/2026