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: Demolish slurry tank, install additional silage clamp to south of existing silage clamps, erect agricultural outbuilding (Heifer shed), erect slurry tank to south-west of site and install hardstanding.

LOCATION: La Ramee Farm, Route De La Ramee, St. Peter Port.

APPLICANT: CIT Holdings 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: 01/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: 10842 S1-02, 03, 04, 05, 06

Application Ref: FULL/2026/1097

Property Ref: A209150000+A209160000

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 agricultural building/heifer shed (however named) 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.

5. Within six months of the date when use of the slurry tank and track hereby approved for agricultural purposes ceases, or such other period previously agreed in writing by the Authority, the tank and track and any associated structures shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the structure and surfacing has been granted only on the basis that it is required in association with the agricultural use of the land. There is no justification to retain the structure/surfacing if there is no longer any agricultural use of the land.

Expiry Date: This permission will cease to have effect on 30/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
Please find enclosed a copy of comments made by the Office of Environmental Health and Pollution Regulation. Please ensure that these comments are properly considered in carrying out development.

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/2026/1097
Property Ref:	A209150000+A209160000
Valid date:	10/07/2026
Location:	La Ramee Farm Route De La Ramee St. Peter Port Guernsey
Proposal:	Demolish slurry tank, install additional silage clamp to south of existing silage clamps, erect agricultural outbuilding (Heifer shed), erect slurry tank to south-west of site and install hardstanding.
Applicant:	CIT Holdings Limited

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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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.

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Reason - Permission for the structure and surfacing has been granted only on the basis that it is required in association with the agricultural use of the land. There is no justification to retain the structure/surfacing if there is no longer any agricultural use of the land.

INFORMATIVES

Please find enclosed a copy of comments made by the Office of Environmental Health and Pollution Regulation. Please ensure that these comments are properly considered in carrying out development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises part of La Ramee Farm in St Peter Port. The part of the site in question relates to an area of land to the south and west of an existing agricultural building, which currently accommodates a silage clamp, slurry store and access track.

The site is situated Outside of the Centres and within the Agriculture Priority Area (APA) as designated in the Island Development Plan.

Relevant History:

Application site

FULL/2026/0711	Variation to previously approved plans to demolish existing silage clamp, install larger replacement silage clamp - Relocate silage clamp 16.5m to east, remove hedge/bank and install hardcore track (retrospective).	Granted 03/07/2026
FULL/2026/0200	Demolish existing silage clamp, install larger replacement silage clamp.	Granted 15/04/2026
PAPP/2004/0078	Construction of a slurry store and a cattle shed	Granted 08/03/2004

Site to the north of the application site

FULL/2024/0473	Change of use of agricultural building (Use Class 28) for the use of Tree Surgery Business (Light Industrial Class 22) - Retrospective	Granted 18/07/2024
PAPP/1996/2740	Demolish store and erect replacement potato and machinery store.	Granted 03/09/1996

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:

Island Development Plan Policies:

- OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas;
- GP1: Landscape character and open land;
- GP8: Design;
- GP9: Sustainable Development

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 20th August 2026 stated the following:

"I have reviewed the proposed plans for La Ramee Farm, referenced above, which were received by email on 24th July 2026 and I do not wish to raise any objections to the proposals.

However, given the proximity of a watercourse to the proposed slurry tank, the Office of Environmental Health and Pollution Regulation recommends that this be specifically addressed and taken into account within the slurry management plan.

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

Conclusion/Brief comment:

Planning permission was granted in April 2026 to demolish an existing silage clamp and to construct a larger replacement silage clamp in the same location to the rear of existing agricultural buildings (ref: FULL/2026/0200). Permission was subsequently granted in July 2026 for retrospective permission for a variation to the previous permission to relocate the silage clamp 16.5m to the east, to remove a hedge/bank and to install a hardcore track.

This application seeks planning permission for the extension of the existing silage clamps, the provision of an additional silage clamp to the south, the demolition of an existing slurry tank and its replacement to the south-west, and the erection of an agricultural building for the housing of heifers. The development forms part of a wider programme of investment in the holding's infrastructure, aimed at improving operational efficiency and delivering enhanced animal welfare.

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.

La Ramee Farm forms part of a wider dairy farming enterprise operated in conjunction with Meadow Court Farm (Route des Blicqs). The proposed extension of the existing silage clamps and the provision of an additional clamp will increase silage storage capacity, helping to meet the operational requirements of the enterprise. The proposed heifer shed would have a maximum height of approximately 6.2 metres above ground level and, whilst marginally higher than the existing cow shed immediately to the north, would be viewed in the context of the existing group of agricultural buildings and would not appear out of keeping within the character of the area.

The existing slurry tank is ageing and has reached the end of its serviceable life, necessitating its replacement to meet current operational and environmental standards. Whilst the proposed tank would be larger than the existing structure and, owing to the relatively flat topography of the site, would be visible from Route de la Ramée to the east, views would be at a considerable distance and within the context of the existing agricultural buildings to the north and the extensive range of glasshouses to the west. The proposal also includes the extension of the existing gravel track to improve access to the slurry tank and silage clamps for delivery vehicles and agricultural machinery. The track has been appropriately located adjacent to the slurry tank and would connect with the existing track running along the western boundary of the site.

Overall, and having regard to the above considerations, the proposed development would not result in material harm to the visual character or appearance of the site or the wider landscape character of the surrounding area. The proposal is therefore considered to accord with Policies GP1 and GP8 of the IDP. Furthermore, the scheme is of an appropriate design and incorporates materials that are suitable for its agricultural function and rural setting.

The scheme does not cause harm to any neighbouring properties or cause harm to highway safety.

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: 28/09/2026