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 portacabin (toilet/shower block) to south-east of glasshouses.

LOCATION: Le Rocher Vinery, Le Rocher Lane, Vale.

APPLICANT: Mr B De Putron

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: 08/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block plan, Toilet/Shower Photos, Dimensions & Specifications, Footprint Plan , Toilet & shower Plan & Double stepped Tank Views (all date stamped received 22/07/2026)

Application Ref: FULL/2026/1161

Property Ref: C02222B001

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.Within six months of the date on which the portacabin/toilet/shower block hereby approved is no longer required in connection with the tree surgery business operating from the site, or the tree surgery business ceases to operate from the site, whichever occurs first, the portacabin/toilet/shower block shall be removed in its entirety and the land restored to its former condition in accordance with details first submitted to and approved in writing by the Authority.

Reason - Permission for the development has been granted only on the basis that it is required in association with the use of the land as a tree surgery business. There is no justification to retain the development if the use of the land is no longer required and removal will ensure that all unused structures are cleared from the site in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 07/09/2029 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 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/2026/1161
Property Ref:	C02222B001
Valid date:	04/08/2026
Location:	Le Rocher Vinery Le Rocher Lane Vale Guernsey GY6 8NF
Proposal:	Install portacabin (toilet/shower block) to south-east of glasshouses.
Applicant:	Mr B De Putron

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. Within six months of the date on which the portacabin/toilet/shower block hereby approved is no longer required in connection with the tree surgery business operating from the site, or the tree surgery business ceases to operate from the site, whichever

occurs first, the portacabin/toilet/shower block shall be removed in its entirety and the land restored to its former condition in accordance with details first submitted to and approved in writing by the Authority.

Reason - Permission for the development has been granted only on the basis that it is required in association with the use of the land as a tree surgery business. There is no justification to retain the development if the use of the land is no longer required and removal will ensure that all unused structures are cleared from the site in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a redundant vinery site situated to the west of Le Rocher Lane. Permission was granted to use the site for a tree surgery business subject to application reference FULL/2024/1715. Surrounding the site, the area comprises redundant vineries and open land to the west and southwest with residential properties to the northwest, east and south.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2025/0936	Install portacabin to south-east of glasshouses.	Granted 02/09/2025
FULL/2024/1715	Change of use of land from Agricultural (Use Class 28) to Tree Surgery Business (Mixed Use Comprising Light Industrial and Storage and Distribution Use Classes 24 & 22).	Granted 13/01/2025
CLU/2024/1171	Regularise the use of vinery site for Arbology Tree Services (Mixed use falling within Light Industrial and Storage and Distribution Use Classes 23 & 24).	Withdrawn 11/10/2024

Existing Use(s):

Tree Surgery business (mixed use)

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:

- OC3: Offices, Industry and Storage and Distribution Outside of the Centres;
- OC7: Redundant Glasshouse Sites Outside of the Centres;
- GP1: Landscape Character and Open Land;
- GP8: Design;
- IP9: Highway Safety, Accessibility and Capacity.

Conclusion/Brief comment:

Planning permission was granted in 2025 at this site for the erection of a portacabin building to be used to provide a comfortable and practical working environment for employees at the site. The approved building was intended to accommodate office space, welfare facilities, toilets and changing areas, enabling staff to undertake administrative tasks, hold team meetings and benefit from appropriate welfare provisions. However, due to logistical constraints, the combined portacabin approved under the earlier permission could not be delivered to the site.

The applicant subsequently sought a minor amendment to the approved scheme, proposing a reduced-size portacabin to provide office accommodation and staff changing facilities, together with a separate portacabin to accommodate toilet and shower facilities. Whilst the reduced-size office portacabin was considered acceptable, the separate toilet and shower block, by virtue of its differing appearance, form and dimensions, required further assessment through a separate planning application. The current application seeks permission for this element of the development.

The proposed toilet and shower block would be positioned on the same footprint as the previously approved combined portacabin building. Although marginally higher and differing in appearance and design from the approved structure, it would be effectively screened by the greenhouse building located to the west and by existing trees and boundary planting. As a result, the development would have a limited visual presence and would not adversely affect the openness or landscape character of the surrounding area.

As outlined above, the facility would serve a purpose ancillary to the principal use of the site, and its operational need has been demonstrated through the supporting information submitted with the application. The additional floorspace proposed is modest in scale, respects the character of the area and would not result in unnecessary development that could otherwise be accommodated within the Centres.

In order to remain consistent with the earlier permission and recognising that the portacabin would be located on a redundant vinery site where planning policy generally seeks the removal of glasshouses and ancillary structures, it is reasonable to impose a condition requiring the removal of the portacabin should the associated tree surgery business cease operating from, or vacate, the site. Subject to this condition, the proposal is considered compliant with Policies OC3, OC7 and GP8 of the Island Development Plan.

The proposal would not intensify the use of the site or give rise to any highway safety concerns. Accordingly, it satisfies the relevant provisions of Policies OC3, OC7 and IP9 of the Island Development Plan.

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: 07/09/2026