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 a chicken house on agricultural land to north of site (Retrospective).

LOCATION: Sidlesham, Rue Des Pointes, St. Andrew.

APPLICANT: Mrs J Renyard

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: 21/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan & Photographs

Application Ref: FULL/2026/1252

Property Ref: K002480000

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 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.

3.Within six months of the date when use of chicken house/run, as shown on the approved plans, ceases to be used for keeping chickens, or such other period previously agreed in writing by the Authority, the chicken house and run hereby permitted 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 building has been granted only on the basis that it is required in association with the keeping of chickens on this agricultural land. There is no justification to retain the chicken house and run if there is no longer any chickens kept on the land.

Expiry Date: This permission will cease to have effect on 20/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The applicant is advised to implement appropriate measures to minimise the risk of rat infestation. Such measures should include, but not be limited to:

1. The prompt and thorough removal of any uneaten chicken feed;
2. The secure storage of all feed in rat-proof containers to prevent access by rodents; and
3. The timely and appropriate investigation and treatment of any suspected rat activity.

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/2026/1252
Property Ref:	K002480000
Valid date:	29/07/2026
Location:	Sidlesham Rue Des Pointes St. Andrew Guernsey GY6 8UJ
Proposal:	Erect a chicken house on agricultural land to north of site (Retrospective).
Applicant:	Mrs J Renyard

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 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.

3. Within six months of the date when use of chicken house/run, as shown on the approved plans, ceases to be used for keeping chickens, or such other period previously agreed in writing by the Authority, the chicken house and run hereby permitted 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 building has been granted only on the basis that it is required in association with the keeping of chickens on this agricultural land. There is no justification to retain the chicken house and run if there is no longer any chickens kept on the land.

INFORMATIVES

The applicant is advised to implement appropriate measures to minimise the risk of rat infestation. Such measures should include, but not be limited to:

1. The prompt and thorough removal of any uneaten chicken feed;
2. The secure storage of all feed in rat-proof containers to prevent access by rodents; and
3. The timely and appropriate investigation and treatment of any suspected rat activity.

OFFICER'S REPORT

Site Description:

The property known as 'Sidlesham' is a pre-1900's detached one and a half storey dwelling which is set back from and faces east onto Rue des Pointes. The property has a small amount of domestic curtilage to the rear and a larger piece of agricultural land to the west which stretches northward behind the domestic gardens of the three northerly neighbours. There are other neighbours to the south and across the road to the east. To the west beyond the agricultural land is open agricultural fields in the Agriculture Priority Area. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.
Agricultural use class 28: agriculture.

Brief Description of Development:

This is a retrospective application to erect a chicken house (4.88m x 2.44m) with a chicken run (4.88m x 2.44m) (both to be referred to as a coop for the remainder of this report) onto the land which is to the northwest of the dwelling behind the northerly neighbour's gardens.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development

Representations:

There has been one letter of representation, and the issues are:

- The neighbours, adjacent to the location of the chicken coop, believe that the chicken coop is responsible for a rat infestation.
- It is acknowledged that rats may already be present in surrounding fields, the increase in sightings has become noticeably more pronounced since the chicken coop was erected.
- The chicken coop is positioned at the far rear of the neighbours, away from the main dwelling. Until the arrival of the chicken coop the neighbours did not encounter rats in their gardens, since the chicken coop the four immediate neighbours have all had rats in their gardens and in one case a rat ran into the house.
- Given that rats can carry diseases the neighbours would like this application to be refused.

Consultations:

The Office of Environmental Health and Pollution Regulation.
'*I have reviewed the proposed plans for a chicken coop which were received by email on 9th September 2026 and I ask that the following informative is attached should permission be granted.*

The applicant is advised to implement appropriate measures to minimise the risk of rat infestation. Such measures should include, but not be limited to:

- *The prompt and thorough removal of any uneaten chicken feed;*
- *The secure storage of all feed in rat-proof containers to prevent access by rodents; and*
- *The timely and appropriate investigation and treatment of any suspected rat activity*.'

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

This is a retrospective application for a chicken house and chicken run structures on agricultural land, in association with and proportionate to the use of the land as being agricultural.

Keeping animals on agricultural land, whether for commercial agricultural purposes, as pets or in relation to hobby farming does not represent a material change of use of the land.

Paragraph 17.3.2 of the IDP considers that current agricultural practise in Guernsey centres on the dairy industry but also includes outdoor vegetable growing and a range of hobby farming and small holdings. Policy OC5 supports proposals for development relating to the agricultural use of an existing farmstead, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, where there are no other buildings or structures which
could with, or without reasonable adaptation be otherwise used for the proposed purpose.

This part of the land is used for keeping chickens and is not part of a larger farm or commercial agricultural holding. As a result, there is a need to provide housing for the chickens kept on site. The two structures are free-standing without foundations and can be moved or dismantled without affecting the land. The structures are lightweight and are not considered to have an unacceptable impact on the character of the surrounding area. Although the public consultation suggested relocating the structures the Planning Service must assess an application based on the information provided. In this case there would be no policy justification to request that the structures are relocated.

The concerns raised through the consultation process regarding nuisance caused by rats are noted. The structures themselves will not have a detrimental impact on neighbour amenity (sunlight/privacy). The application relates to the physical structures proposed and not their use. Matters relating to animal welfare and managing vermin would fall outside the control of the Planning Service but can be investigated by the Office of Environmental Health and Pollution Regulation.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 21/09/2026