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 existing agricultural barn, erect agricultural barn to west of property (Protected Building).

LOCATION: Hougue Guilmine, Les Rocques Barrees Road, Vale.

APPLICANT: Mr A Brache

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: 05/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architects: 6298-01C

Application Ref: FULL/2026/1432

Property Ref: C005360000

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.

Expiry Date: This permission will cease to have effect on 04/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, this decision permits the proposed agricultural barn to be used only for purposes ancillary and incidental to the agricultural use of the site and for no other purpose.

Although the application relates to the erection of an agricultural barn falling under Use Class 28 of the Use Classes Ordinance, 2017, there is an existing dwelling on the site (Use Class 1). For the avoidance of doubt, the Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Hougue Guilmine.

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/2026/1432
Property Ref:	C005360000
Valid date:	27/08/2026
Location:	Hougue Guilmine Les Rocques Barrees Road Vale Guernsey GY3 5LT
Proposal:	Demolish existing agricultural barn, erect agricultural barn to west of property (Protected Building).
Applicant:	Mr A Brache

RECOMMENDATION - Grant: Planning Permission with Conditions:

---

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed agricultural barn to be used only for purposes ancillary and incidental to the agricultural use of the site and for no other purpose.

Although the application relates to the erection of an agricultural barn falling under Use Class 28 of the Use Classes Ordinance, 2017, there is an existing dwelling on the site (Use Class 1). For the avoidance of doubt, the Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Hougue Guilmine.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an agricultural holding which is located to the south of Les Rocques Barrees Road. The site is bounded by a large granite wall to the north which restricts views into the site.

The site comprises a protected building which is located Outside of the Centres as designated in the Island Development Plan.

Planning permission was granted in 2023 to demolish an existing building and erect a replacement agricultural building to the west of a group of buildings on the site.

It was previously noted as part of application FULL/2023/1420 that the applicant is a grower/arable farmer and sells produce as hedge-veg or sells hay to private horse owners or for commercial/ corporate events. The approved store was required to house agricultural machinery required to maintain and harvest the circa 40 acres of land, for the purposes referred to above. The applicant has expressed that the machinery housed is not for commercial hire.

Planning permission is now sought to erect a larger replacement agricultural building (10m x 12m, as opposed to 8m x 10m) in the same area as the one approved under FULL/2023/1420. The applicant has expressed that the larger building is required to improve manoeuvrability in and out of the building with large machinery. The overall appearance of the metal clad building remains similar to that approved.

Relevant History:

FULL/2023/1420	Demolish existing and erect replacement agricultural building (Use Class 28) (Protected Building).	Granted
FULL/2023/0805	Demolish existing agricultural outbuilding and erect	Withdrawn

	single storey agricultural building. (Protected Building).	
PAPP/2007/1257	Retain shed	Granted
PAPP/2006/3696	Demolish existing and erect replacement glasshouse	Granted
HAPP/2000/0772	Convert barn to residential accommodation	Granted

Existing Use(s):

Residential – dwelling-house 01
Agriculture - Agriculture use class 28.

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:

GP1 Landscape Character
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
OC5(B): Agriculture Outside of the Centres – Outside of the Agriculture Priority Areas

Conclusion/Brief comment:

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.

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.
The principle of allowing the demolition and replacement barn and the removal of the existing trees was approved as part of application ref: FULL/2023/1420. There has been no material change in planning policy since the approval of application FULL/2023/1420.

The alteration to the size of the agricultural outbuilding would not have a material effect on the character of the area, visual amenity or the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

It is also important to note that the site is situated within the vicinity of a protected building to the west of the application site. Taking into account the location, scale, distance and relationship of the proposed development, the application is not considered to have a negative effect on the setting of the adjacent protected building and would be outweighed by the social and economic benefits of the development. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 04/11/26