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: Create gated vehicle access to west boundary of agricultural field.

LOCATION: Land at The Willows, Rue de Val, St. Pierre du Bois.

APPLICANT: Mrs S Dorey

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: 12/11/2026

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

Drawing Nos: Block Plans & Photos

Application Ref: FULL/2026/1451

Property Ref: F005580000

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 four weeks of the new access being brought into use, the ends of the new opening shall be finished off to match the remainder of the roadside bank.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 11/11/2029 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/2026/1451
Property Ref:	F005580000
Valid date:	07/10/2026
Location:	Land at The Willows Rue de Val St. Pierre du Bois Guernsey GY7 9LP
Proposal:	Create gated vehicle access to west boundary of agricultural field.
Applicant:	Mrs S Dorey

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The agricultural field subject of this application lies directly north of Rue du Val, there are other agricultural fields to the east, north and across the road to the south, to the west is a track leading from the road to a vinery in the northwest, immediately to the west of the track is a property within the same ownership which comprises a dwelling and a stable block. The field is located Outside of the Centres and within an Agriculture Priority Area as defined in the Island Development Plan.

Relevant History:

A pre-application earlier in the year

Existing Use(s):

Agricultural use class 28: 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:

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP1: Landscape Character an Open Land
GP8: Design

Conclusion/Brief comment:

This application is to create a new gated vehicle access to the west boundary of the agricultural field.

At present the only access into the field is an approx. 2.4m wide opening in the southwest corner, which has been the only entrance since at least the 1970's and probably longer. From the aerial photos there is evidence of the field being used for horses since 1996. Although presently used for grazing horses, it could easily be used for commercial agriculture should the need arise in the future.

The horses that use the field live in the stables directly west of the field and at present in the location of the proposed new opening there is already a pedestrian pathway over the small earthbank boundary, the pathway is in constant use and therefore the earthbank has been eroded in this area.

At present no large vehicles can enter the site due to the narrow roadside opening, the new opening will be approx. 3.35m wide allowing for larger machinery to enter the site, such as a modern tractor. The new opening will also have a traditional timber 5-bar gate inserted.

To ensure the future use of the field, not just for the horses but for any future agricultural use, the new opening is considered to be appropriate and acceptable.

At present the owner of the field wishes to retain the existing opening, albeit too small for modern tractors, for use as access from the road, which could be handy in the future. They have stated that electrical field enclosures are used when horses are grazing in the area.

The proposals are considered to achieve a good standard of design. The scale and massing of the new opening and gate is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on any of the immediate neighbours.

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

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: 10/11/2026