



Appeal under section 13 of the High Hedges (Guernsey) Law, 2016

Please complete in **black ink** using **block capitals**

Please refer to the Planning Panel's Guidance Notes when completing this form

A APPELLANT'S DETAILS

Name: _____

Address: _____

Postcode: _____

Contact Tel: _____ Email: _____

B DETAILS OF HIGH HEDGE NOTICE

High Hedge Notice Reference (if applicable): _____

Date of Decision¹: _____

Type of Decision:

Issue of High Hedge Notice	<input type="checkbox"/>	Complaint not justified under section 8(5)(a)	<input type="checkbox"/>
Amendment of High Hedge Notice	<input type="checkbox"/>	Withdrawal of High Hedge Notice	<input type="checkbox"/>

Address of property on which high hedge located: (if different from section A)

Details of Other Complainants (if known/applicable)

- 1.
- 2.
- 3.
- 4.

¹ Includes the relevant date/s to your appeal; i.e. the date of issue of the original decision, and the date on which a Notice was amended or withdrawn

C**BASIS OF THIS APPEAL**

(Please tick the relevant box)

I am a complainant and am making an appeal against a decision made by the Development & Planning Authority:Under section 8(5)(a) that the allegation made in the complaint is not justified Under section 8(5)(b) that no action should be taken in relation to the high hedge Under section 13(4)(a) against a decision to withdraw / amend* [* delete as appropriate] a High Hedge Notice without my agreement Under section 13(4)(b) against a decision to withdraw a High Hedge Notice where the Development & Planning Authority has not issued a further Notice in respect of the same hedge **I am an owner / occupier (*delete as appropriate*) and land on which hedge is situated and am making an appeal against a decision made by the Development & Planning Authority:**Against the issuing by the Authority of a High Hedge Notice Under section 13(4)(a) against a decision to withdraw / amend* [*delete as appropriate*] a High Hedge Notice without my agreement Under section 13(4)(b) against a decision to withdraw a High Hedge Notice where the Development & Planning Authority has not issued a further Notice in respect of the same hedge **D****APPEAL PROCEDURE*****Please tick your preference:**I/We wish the case to be determined by a Written Representation
(The Appeals Panel reserves the right to consider the case by a public Hearing) I/We wish the case to be determined by a public Hearing **Please tick your preference:**I/We wish the case to be determined by a Tribunal led by a single professional member of the Planning Appeals Panel sitting with two lay members I/We wish the case to be determined by a Tribunal composed of a single professional member of the Planning Panel **E****CHECKLIST OF DOCUMENTS ENCLOSED WITH THIS FORM**

(Please tick all the relevant boxes)

One copy of:Development & Planning Authority notification of decision subject of the appeal
(*where applicable*) High Hedge Notice subject of appeal (*where applicable*) Your grounds of appeal; i.e. the reasons why you believe the decision should be overturned or altered or is otherwise wrong or unreasonable Any relevant correspondence between yourself and your neighbour prior to making complaint to the Development & Planning Authority (*where applicable*) All relevant correspondence between yourself and the Development & Planning Authority from date of complaint (*where applicable*)

- All relevant correspondence between yourself and your neighbour after making complaint to the Development & Planning Authority (*where applicable*)
- Photographs of the high hedge (*including plan showing from where the photographs were taken*)
- Site plan showing location of high hedge in relation your property

F APPEAL FEE

The appeal fee of £350² must be included with this form. Cheques should be made payable to the States of Guernsey.

G GROUNDS OF APPEAL

Appeal under section 13(1)(a):

The Development & Planning Authority could not have reasonably decided that the allegation made in the complaint is not justified

Appeal under section 13(1)(b):

The Development & Planning Authority, having concluded that the allegation made in the complaint is justified, could not have reasonably have concluded that no action should be taken with a view to remedying:

- the adverse effect of the high hedge; or
- remedying its recurrence

Appeal under section 13(2)(a) against the issue of a High Hedge Notice: *By the owner / occupier (delete as appropriate) of the neighbouring land:*

The height of the high hedge is not causing the adverse effect alleged

The action specified exceeds what is necessary or appropriate to remedy the adverse effect

The action specified exceeds what is necessary or appropriate to prevent its recurrence

The period specified for taking action falls short of what should reasonably be allowed

Appeal under section 13(2)(a) against the issue of a High Hedge Notice: *By the complainant:*

The action specified to remedy the adverse effect of the high hedge is insufficient

The action specified to prevent the recurrence of the adverse effect of the high hedge is insufficient

Appeal under section 13(2)(b) against the amendment of a High Hedge Notice:

There has been no material change in circumstances since the issue of the Notice to justify the amendment

² N.B. Where two or more appeals are submitted together by two or more parties occupying separate properties but in relation to the same high hedge, the fee is £150 per appeal subject to a minimum total fee of £350 shared equally between all the appellants.

Appeal under section 13(2)(b) against the withdrawal of a High Hedge Notice:

There has been no material change in circumstances since the issue of the Notice to justify the withdrawal

Appeal under section 13(2)(b) against the amendment of a High Hedge Notice:

By the complainant:

The requirements in the amended Notice are insufficient to remedy the effect of the high hedge

The requirements in the amended Notice are insufficient to prevent its recurrence

Appeal under section 13(2)(b) against the amendment of a High Hedge Notice:

By the owner / occupier (delete as appropriate) of the neighbouring land:

The requirements in the amended Notice, exceed what is necessary or appropriate to remedy the adverse effect of the high hedge remedy the effect

The requirements in the amended Notice exceed what is necessary or appropriate to prevent the recurrence of the adverse effect of the high hedge

The period specified in the amended Notice for taking action falls short of what should reasonably be allowed

Signature/s:

Please print name/s:

Date:

Please return this form, appeal fee and enclosures to:

Secretary to the Planning Panel

Sir Charles Frossard House, La Charroterie, St. Peter Port, GUERNSEY GY1 1FH

Please note, you MUST also send a copy of this form and the supporting documents at the same time to the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, GUERNSEY GY1 1FH