

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 two-storey staff accommodation block to north of site.

LOCATION: Le Friquet Country Hotel, Rue De Friquet, Castel.

APPLICANT: Le Friquet Limited

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: 14/01/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 5574-12/B1, /B2 & /B3.

Application Ref: FULL/2021/2446

Property Ref: D01709A000

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.For the avoidance of doubt, the accommodation hereby permitted shall only be used as staff accommodation or for other purposes ancillary to the main use of the site as a hotel. At no time shall the accommodation be severed from that use to form independent residential units.

Reason - The site is located Outside of the Centres where new housing is precluded by planning policy.

Expiry Date: This permission will cease to have effect on 13/01/2025 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



PLANNING APPLICATION REPORT

Application No: FULL/2021/2446
Property Ref: D01709A000
Valid date: 05/11/2021
Location: Le Friquet Country Hotel Rue De Friquet Castel Guernsey
GY5 7ST
Proposal: Erect two-storey staff accommodation block to north of site.
Applicant: Le Friquet Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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site as a hotel. At no time shall the accommodation be severed from that use to form independent residential units.

Reason - The site is located Outside of the Centres where new housing is precluded by planning policy.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a hotel car park and staff accommodation block situated to the west of Rue du Friquet. Surrounding the site, the area comprises residential properties to the north and south with a large glasshouse to the west and open fields beyond.

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

Relevant History:

FULL/2019/0912	Install electric charge points in car park.	Granted 18/06/2019
FULL/2017/1879	Erect a replacement fence (east boundary area).	Granted 07/09/2017

Existing Use(s):

Hotel

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☒
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Policies considered most relevant:

Island Development Plan Policies

- OC8(A): Visitor Accommodation Outside of the Centres – New, Extension, Alteration or Redevelopment of existing uses;
- GP1: Landscape Character and Open Land;
- GP8: Design;
- GP9: Sustainable Development;

Consultation responses

The Office of Environmental Health and Pollution Regulation by email dated 12th January 2022 stated the following:

"I have reviewed the proposed plans for the provision of staff accommodation which were received by email on 11th January 2022 and I do not wish to raise any objections to the proposals.

I note that the staff will be provided with all of their meals as part of their employment, and therefore no cooking facilities are provided."

Conclusion/Brief comment:

Planning permission is sought to erect a detached two storey staff accommodation block to the north of the site.

Policy OC8(A): of the Island Development Plan supports proposals to extend, alter or redevelop existing visitor accommodation establishments where:

- a) the development is of a scale that is appropriate to the character of the location, is undertaken sensitively and so as not to detract from the openness and landscape character of the locality and does not undermine the vitality of a Centre; and,*
- b) any additional facilities are ancillary or ordinarily incidental to the principal use as visitor accommodation in terms of scale and use, are proportionate to the amount of visitor accommodation available at the site and would not have an adverse effect on the visual quality and landscape character of the location.*

Paragraph 17.7.1 of the Island Development Plan states that for the purpose of Policy OC8, visitor accommodation is taken to refer primarily to serviced accommodation, but also includes staff accommodation associated with and located on the sites of such establishments.

The proposal is of an appropriate scale and has been positioned to the north of an existing staff accommodation block. Situated behind and seen in context with the surrounding residential properties, the hotel and the existing staff accommodation block, the proposal would not cause harm to the open character or landscape character of the surrounding area. The accommodation is of an appropriate scale and would not undermine the vitality of a Centre.

Evidence has been provided to demonstrate a need for the additional staff accommodation and that it will be used for a purpose ancillary and ordinarily incidental to the principal use of the site as visitor accommodation. The supporting information confirms that the accommodation will be used in connection with

another hotel (the Barberie) within the same hotel chain (which is a common situation in Guernsey). Irrespective, in terms of scale and use the amount of staff accommodation proposed is proportionate to the amount of visitor accommodation available at the application site alone. Given the Out of Centre location of the site and that new housing would be precluded by IDP Policy, it is recommended that should planning permission be granted a condition is included to ensure that the development is used for staff accommodation ancillary to visitor accommodation use.

For the above reasons the proposal accords with Policy OC8 of the IDP.

The design of the proposal will be in-keeping with the character and appearance of the existing staff accommodation block and the main hotel building. Situated behind a row of properties that front onto Rue du Friquet, the proposal will be unseen from the road and would not affect the character of the street-scene.

Detached from the existing staff accommodation block, the building has been positioned with the main elevation and fenestration facing south, to maximise solar gain into the principal windows, whilst maintaining sufficient separation distance to maintain privacy. An external stairwell providing access to the first floor is proposed to be attached to the east elevation. However, the nearest neighbour to the east (St Michel) has a relatively large pitched roof garage which abuts the boundary that would restrict views into the private amenity space for the property. To the northeast any views would be over an existing driveway/parking area for St Michels. The stairwell is situated sufficient distance from all other neighbouring properties to prevent any undue harm in terms of overlooking.

The proposal is sufficient distance from any neighbouring properties to prevent any loss of light or overshadowing.

Based on the above the proposal would achieve an appropriate standard of design and would not cause any significant harm on the amenities of neighbouring properties in accordance with Policy GP8.

The applicant's agent has provided confirmation that the design and specification of the proposal complies with all parts of the Guernsey Technical Standards 2012, specifically in terms of: thermal efficiency (insulation); drainage; water efficiency; materials to be used; waste storage and disposal; and the conservation of fuel and power. The proposal has been designed and positioned to take into account the use of energy and resources and photo voltaics are also proposed on the southern roof elevation to reduce any impact on the environment in accordance with Policy GP9 of the IDP.

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.

Recommendation:
Grant with Conditions



Date: 12/01/2022