

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 hotel and dwelling, erect replacement dwelling, change of use of land to domestic garden, alter ancillary accommodation building and alter vehicular accesses.

LOCATION: Idlerocks Hotel, Jerbourg Road, St. Martin.

APPLICANT: Ramle Rocks Ltd

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: 11/11/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/10/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: 10442-S1-02, 10A, 11, 14A, 15, 18B, 19, 20A, 21, 30, 31, 32, 33, 34, 35, 40, 42, 43
Sustainability Statement dated 30/09/2022
Sexton Green Landscapes: SGL325-01A, 02A & 03A
Sexton Green Landscapes: SGL325LP-01A dated 29/09/2022, Biodiversity Statement dated 30/09/2022
Nurture Ecology Initial Ecological assessment (IEA) and Preliminary Roost Inspection (PRI) report dated 26/09/2022

Application Ref: FULL/2022/1965

Property Ref: J016230000

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. No development, including demolition and site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

5. Before any work commences on the site, including demolition and site works, details of the measures to be taken for the protection of the Site of Special Significance (SSS) bounding the application site shall be submitted to and approved in writing by the Authority and the protection measures shall thereafter be implemented in full accordance with the details as approved.

Reason - To adequately protect the Site of Special significance and existing semi-natural woodland in the interests of nature conservation.

6. No development, including demolition and site works, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

7. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

8. No development, including site works, shall begin on site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for mitigation measures to avoid damage to the archaeological remains, and/or for archaeological investigation and recording are essential. This condition is imposed to make sure that any features of archaeological interest are protected or recorded.

9. No development of such shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

10. No development of such shall begin on site until details of the site entrance gates have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

11. No stone shall be brought onto site until details showing the means of construction and bonding of all stone walls, including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

12. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material(s) to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

13. The development hereby permitted shall be constructed in accordance with the details set out in the submitted Sustainability Statement and Biodiversity Statement and in accordance with the recommendations of the submitted Initial Ecological Assessment (IEA) and Preliminary Roost Assessment (PRI). The dwelling hereby permitted shall not be occupied until the measures set out in those documents have been provided/installed.

Reason - In the interests of sustainable development and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

14. The landscaping scheme shall be fully completed, in accordance with the approved details of landscaping with the exception of periwinkle and holm oak which shall not be used and shall be substituted with alternative species which shall be approved by the Authority in writing beforehand, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

15. No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under condition 9 above. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

16. The dwelling hereby approved shall not be occupied until such time as the existing hotel and dwelling have been demolished and all ancillary materials, works and structures (excluding the former staff accommodation building which is to be retained) have been removed from the site.

Reason - To make sure the development takes the form hereby permitted.

17. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

18. No part of the development hereby permitted shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out and monitored fully in accordance with the Site Waste Management Plan approved under Condition 6 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

19. The former staff accommodation building shown to be retained shall not be used other than for purposes ancillary and incidental to the dwellinghouse hereby permitted and shall not be used at any time as a unit of residential accommodation separate from that dwelling.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

Expiry Date: This permission will cease to have effect on 10/11/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions.

With regard to Condition 5, safeguards must be included within the detailed proposals required under this condition to prevent pollution to the SSS during the construction phase, including biosecurity measures, dust and noise abatement measures, and any other measures required to prevent any materials (plant material and building debris) from entering the SSS.

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/2022/1965
Property Ref: J016230000
Valid date: 05/10/2022
Location: Idlerocks Hotel Jerbourg Road St. Martin Guernsey GY4 6BJ
Proposal: Demolish existing hotel and dwelling, erect replacement dwelling, change of use of land to domestic garden, alter ancillary accommodation building and alter vehicular accesses.
Applicant: Ramle Rocks Ltd

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.

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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. No development, including demolition and site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, in a manner

previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

5. Before any work commences on the site, including demolition and site works, details of the measures to be taken for the protection of the Site of Special Significance (SSS) bounding the application site shall be submitted to and approved in writing by the Authority and the protection measures shall thereafter be implemented in full accordance with the details as approved.

Reason - To adequately protect the Site of Special significance and existing semi-natural woodland in the interests of nature conservation.

6. No development, including demolition and site works, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

7. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

8. No development, including site works, shall begin on site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for mitigation measures to avoid damage to the archaeological remains, and/or for archaeological investigation and recording are essential. This condition is imposed to make sure that any features of archaeological interest are protected or recorded.

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Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

10. No development of such shall begin on site until details of the site entrance gates have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

11. No stone shall be brought onto site until details showing the means of construction and bonding of all stone walls, including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

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Reason - To secure the satisfactory appearance of the completed development.

13. The development hereby permitted shall be constructed in accordance with the details set out in the submitted Sustainability Statement and Biodiversity Statement and in accordance with the recommendations of the submitted Initial Ecological

Assessment (IEA) and Preliminary Roost Assessment (PRI). The dwelling hereby permitted shall not be occupied until the measures set out in those documents have been provided/installed.

Reason - In the interests of sustainable development and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

14. The landscaping scheme shall be fully completed, in accordance with the approved details of landscaping with the exception of periwinkle and holm oak which shall not be used and shall be substituted with alternative species which shall be approved by the Authority in writing beforehand, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

16. The dwelling hereby approved shall not be occupied until such time as the existing hotel and dwelling have been demolished and all ancillary materials, works and structures (excluding the former staff accommodation building which is to be retained) have been removed from the site.

Reason - To make sure the development takes the form hereby permitted.

17. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

18. No part of the development hereby permitted shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out and monitored fully in accordance with the Site Waste Management Plan approved under Condition 6 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

19. The former staff accommodation building shown to be retained shall not be used other than for purposes ancillary and incidental to the dwellinghouse hereby permitted and shall not be used at any time as a unit of residential accommodation separate from that dwelling.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions.

With regard to Condition 5, safeguards must be included within the detailed proposals required under this condition to prevent pollution to the SSS during the construction phase, including biosecurity measures, dust and noise abatement measures, and any other measures required to prevent any materials (plant material and building debris) from entering the SSS.

OFFICER'S REPORT

Site Description:

The application site is an irregularly shaped area of some 0.69 Ha comprising clifftop land extending southwest to Route De Jerbourg, located Outside of the Centres and adjacent to the Cliffs Site of Special Significance (SSS) as designated in the Island Development Plan (IDP). The Jerbourg public car park is immediately to the south east. 'La Bergerie', immediately to the northwest, is the closest of a group of six dwellings. Within the site stand the remains of the former Idlerocks Hotel and attached independent dwelling and, adjacent to the public car park, a cottage last used as staff accommodation for the hotel. Hotel Jerbourg stands to the southwest of the application site.

The former hotel was extended and altered incrementally over its 60 years' operation. It was a large, 47m long, 2 and 3 storey building with mansard roof. The roof level, and part of the first floor, was visible from Route De Jerbourg, the remainder of the building was largely screened by hedges and planting which enclosed the swimming pool and car parking. The largest car park was on the north west of the site. The clifftop below the hotel and to the property boundary was terraced as ornamental gardens.

The site is elevated above the south coast path and St Martin's Point with panoramic views over the sea and Islands. Both the site itself and the former hotel are therefore prominent in views from the sea, from Jerbourg and along the coast.

Access is via Route De Jerbourg, which is narrow for sections of its length.

The applicant also owns land to the west of Route De Jerbourg and Hotel Jerbourg. This does not form part of the application site and is classed as agricultural land.

Relevant History:

FULL/2020/2067 - Redevelopment of hotel site, erection of hotel with restaurant and spa, the erection of a replacement dwelling and associated parking and landscaping
Approved 21/12/2020

FULL/2017/2176 - Redevelopment of hotel site, erection of hotel with restaurant and spa, the erection of a replacement dwelling and associated parking and landscaping
Approved 12/04/2018

FULL/2014/0602 - Redevelopment of hotel site, erection of hotel with restaurant and spa, the erection of a new dwelling and associated parking and landscaping
Approved 18/09/2014

Existing Use(s):

Visitor Use Class 7: Serviced Visitor Accommodation
Residential Use Class 1

The Cadastre records the change of ownership of a fully licensed hotel on the site in 1947. The first fire, breaking out in the hotel kitchen, occurred in September 2003, since when it has not operated as a hotel. The property was reassessed in 2005. In 2006 the applicant, Ramle Rocks Limited, purchased 'A hotel known as "Idle Rocks Hotel", dwelling, outbuildings, swimming pool, gardens and land'. The second fire, in June 2012, destroyed most of the building, rendering it unoccupiable.

The hotel had 28 rooms, accommodating a maximum of 55 persons, an outdoor pool, landscaped gardens, and attracted a substantial local catering trade.

Brief Description of Development:

Demolish existing hotel and dwelling, erect replacement dwelling, change of use of land to domestic garden, alter ancillary accommodation building and alter vehicular accesses.

The application is supported by the following:

- Planning Design Statement
- Sustainability Statement
- Biodiversity Statement and landscaping proposals
- Initial Ecological assessment (IEA) and Preliminary Roost Inspection (PRI)
- Waste Management Plan

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

Island Development Plan

OC1 - Housing Outside of the Centres

OC8(C) – Visitor Accommodation Outside of the Centres – Change of Use

GP1 – Landscape Character and Open Land

GP2 – Sites of Special Significance

GP7 – Archaeological Remains

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

GP16(A) – Conversion of Redundant Buildings

IP7 – Private and Communal Car Parking

IP9 – Highway Safety, Accessibility and Capacity

Strategy for Nature Supplementary Planning Guidance.

Representations:

One email of representation has been received, objecting to the application principally on grounds that the site has had an hotel on it for many years and should stay as an hotel for the benefit and enjoyment of the Guernsey people, and that the proposed house will not be of benefit to the Island.

Consultations:

Culture & Heritage - Archaeology

The site lies within the confines of a Bronze Age complex bounded by large earthworks and therefore is of considerable archaeological importance. Due to the extensive landscaping and excavation for the development, if permission is granted, I

would like to request that an archaeological watching brief is carried out on the elements of the proposal where invasive ground works are to be implemented.

Agriculture Countryside & Land Management

We are pleased to see the addition of a native mix woodland and a coastal grassland and that the schemes will be developed in collaboration with Environment Guernsey. We are also pleased to see that the proposals include the intention to retain a large amount of existing trees.

There are some species in the planting schemes which we would like to see removed, such as periwinkle and holm oak. We are happy to provide further details if a revision to that scheme could be conditioned.

With regard to the SSS, I believe that the most significant impacts are likely to be the lighting scheme, and would recommend that both internal and external lighting schemes follow the BCT guidelines, as detailed in the Nurture ecology report. We also support the other recommended mitigations included within that report, e.g. creation of species protection plans, integrated bird and bat boxes, etc.

We would also recommend that safeguards are included within the CEMP to prevent pollution to the SSS during the construction phase, including biosecurity measures, dust and noise abatement measures, and any other measures required to prevent any materials (plant material and building debris) from entering the SSS.

Summary of Issues:

- Principle of proposed development
- Design
- Effect on character and amenity
- Effect on Site of Special Significance
- Effect on neighbours
- Traffic and access
- Archaeology

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Principle of proposed development

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

The purposes of the Law are reflected in the IDP, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies are referred to in the assessment set out below.

Within the application site stands the remains of the former Idlerocks Hotel. IDP Policy OC8(C) sets out specific criteria against which any proposal for the change of use of visitor accommodation to a non-visitor accommodation use will be assessed, requiring it to be demonstrated that it is not technically feasible for the accommodation to meet the required standard for the particular type of accommodation involved, or where it is technically feasible, to demonstrate that it would not be possible to return a reasonable operating profit, and that the establishment has been actively and appropriately marketed for sale and lease for a period of 24 consecutive months and an appropriate offer has not been made.

No evidence has been submitted as part of this application to demonstrate marketing of the site or that rebuilding and operating the hotel could not return a reasonable operating profit. Indeed a number of planning applications for the site have been previously approved for the erection of a hotel with restaurant and spa. However, the Committee *for* Economic Development has previously (in March 2021) advised that redevelopment of the Idlerocks site for an hotel is not required and that they would have no objection to development solely for a single unit of residential accommodation, along the lines of that previously approved by the D&PA as part of a combined proposal which included development of an hotel. Based on representations made by the Committee *for* Economic Development, the D&PA initiated proposals for a planning exemption for change of use of certain visitor accommodation establishments, including the Idlerocks site, to residential use and policy proposals for this were approved by the States of Deliberation in December 2021. In light of this, it is considered that the loss of visitor accommodation can be accepted as a minor departure in this instance.

The principle of replacement of the existing dwelling at the site falls to be considered as householder development primarily under Policy GP13 of the IDP. The current proposal would result in a significant improvement to the character of the area and would not detract from the amenities of adjoining properties, the open character of the area or the special interest of any Conservation Area, Area of Biodiversity Importance, protected building or protected monument. The proposal complies with Policy GP13.

As the principle of the proposed use of the site is acceptable having regard to the above policies, the use and refurbishment of the former staff accommodation for purposes ancillary and incidental to the replacement dwelling is also acceptable in principle.

Design

The design of the proposed replacement dwelling uses the topography of the site, with the building situated low and tightly nestled into the landscape. The careful choice of external materials, fragmented mass of the building and landscaping proposals including extensive green roofs to the building also help to minimise the visual impact of the development.

The design is of high quality and incorporates sustainability measures as set out in the Sustainability Statement including an area of the site identified for ground source heat pump pipes.

The proposals accord with IDP Policies GP8: Design and GP9: Sustainable Development.

The proposals include biodiversity enhancements for the site in accordance with the recommendations of the submitted ecology reports and Strategy for Nature Supplementary Planning Guidance.

Implementation of the sustainability and ecology proposals can be ensured by planning condition.

Effect on character and amenity

The proposals would result in a significant improvement to the character and visual amenity of the area through the demolition and removal of the existing structures comprising the hotel and dwelling. The proposed dwelling would be largely hidden in public views from land and would have an acceptable visual impact when viewed from the sea. The proposed alterations to the former staff accommodation building would result in no adverse impacts. The proposals to construct walls on the roadside boundary including a bell mouth access with gates are acceptable. Details of landscaping of the site have been provided and the implementation of these proposals can be ensured by planning condition.

Effect on Site of Special Significance

The proposed development is outside of the Site of Special Importance. The proposals include measures for protection of this area the details of which can be managed by planning condition.

Effect on neighbours

The proposals would have no material effect on neighbour amenity.

Traffic and access

The proposals include alterations to the existing site accesses which are acceptable and do not raise traffic or highway safety concerns. Adequate parking for cars and bicycles would be provided within the site.

Archaeology

Culture & Heritage – Archaeology notes that the site lies within the confines of a Bronze Age complex bounded by large earthworks and therefore is of considerable archaeological importance. An archaeological watching brief can be required by planning condition.

Conclusion

For the reasons set out in this report, it is concluded that the proposals are acceptable and it is recommended that planning permission be granted, as a minor departure from Policy OC8(C), subject to conditions.

Date: 11/11/2022

