

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 outbuildings and erect 12 staff accommodation flats with associated landscaping and change of use of the identified land to hotel use.

LOCATION: St Pierre Park Hotel, Rohais, St. Andrew.

APPLICANT: Hand Picked Hotels

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: 02/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners - D58-10270-S1-020. -021. -023A. - 024. 025, 026, 027, 028.
Sextongreen Landscapes - SGLSTP001

Application Ref: FULL/2022/2246

Property Ref: K000680000

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 site works, shall begin until a scheme showing the provision to be made for the parking of cycles, under cover and secure, has been submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed scheme has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

5.The premises shall be used only for staff accommodation serving the adjoining hotel premises and for no other purpose including any other purpose in Visitor Economy Use Class 7 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

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.

6.All vehicular access to the hereby approved development shall be via the existing hotel vehicular access or via the access from Rohais du Haut serving The Golf Club and no use, other than emergency access, shall be via the track leading to the junction of the Rohais with Rohais de Haut and Rohais de Bas.

Reason - In the interests of highway safety.

7.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, 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.

8.No development, including site clearance and demolition, 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.

9.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 7 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.

Expiry Date: This permission will cease to have effect on 01/02/2026 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. The building is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. The Authority would also recommend that measures to support nesting birds and roosting bats be included within the development. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

The application site is located within an area of known archaeological importance and were formerly part of the Rohais Manor. It is requested that access be granted to the States Archaeologists to carry out a photographic survey prior to demolition work being undertaken on site.

Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

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/2022/2246
Property Ref: K000680000
Valid date: 18/11/2022
Location: St Pierre Park Hotel Rohais St. Andrew Guernsey GY1 1FD
Proposal: Demolish outbuildings and erect 12 staff accommodation flats with associated landscaping and change of use of the identified land to hotel use.

Applicant: Hand Picked Hotels

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.

4. No development, including site works, shall begin until a scheme showing the

provision to be made for the parking of cycles, under cover and secure, has been submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed scheme has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

5. The premises shall be used only for staff accommodation serving the adjoining hotel premises and for no other purpose including any other purpose in Visitor Economy Use Class 7 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

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.

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Reason - In the interests of highway safety.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, 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.

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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.

9. 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 7 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.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. The Authority would also recommend that measures to support nesting birds and roosting bats be included within the development. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

The application site is located within an area of known archaeological importance and were formerly part of the Rohais Manor. It is requested that access be granted to the States Archaeologists to carry out a photographic survey prior to demolition work being undertaken on site.

Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

OFFICER'S REPORT

Site Description:

The application relates to an area of land between the St Pierre Park Hotel and the St Pierre Park golf course. The site includes two two-storey granite buildings.

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

Relevant History:

2016 – Redevelop golf driving range, including changing rooms, pro-golf shop, café, storage, 'Pirate Golf' facility and new access road and car parking – approved

FULL/2019/1855 - Demolish outbuildings and erect 12 staff accommodation flats with associated landscape and change of use of the identified land to hotel use – granted

Existing Use(s):

Recreation

Brief Description of Development:

This application is to demolish two existing granite buildings and erect a new two storey building, finished in render, timber and reclaimed stone cladding, with slate roof, to provide 12 x 2 bedroom staff accommodation flats for the hotel. Two parking spaces are shown for disabled people.

The application includes a change of use of the area of land from recreational use (associated with the golf course) to a visitor accommodation use (associated with the hotel).

A Site Waste Management Plan was submitted with the application along with a Design Statement.

A Landscape Plan was also submitted.

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

Island Development Plan

OC8(A) - Visitor Accommodation Outside of the Centres - New, Extension, Alteration or Redevelopment of Existing Uses

OC9 - Leisure and Recreation Outside of the Centres

GP7 – Archaeological Remains

GP8 – Design

GP9 – Sustainable Development
GP15 – Creation and Extension of Curtilage
IP6 – Transport infrastructure and support facilities
IP7 – Private and Communal Car Parking
IP9 – Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

States Archaeologists - The outbuildings that are proposed for demolition were formally part of the Rohais Manor that has its origins in the 15th century. The building aligned north/south appears to pre-date 1787 as seen on the William Gardner map commissioned by the Duke of Richmond. Our records show that this outbuilding incorporates recycled masonry from the earlier Manor in the form of medieval lintels.

Due to the historic nature of this building and medieval inclusions I would request that if permission were granted for its demolition that a photographic building survey be carried out by a member of the archaeological team. Also due to the size and location of the development I would be grateful if you could place an informative notice on any approval to the effect that if anything of archaeological interest is discovered during the ground works then the Assistant Archaeologist should be contacted.

Office of Environmental Health and Pollution Regulation – no comments.

Marketing & Tourism - supported the earlier application for this development and have not been consulted on this current application to renew/extend the time to implement the scheme considered in 2019.

Traffic and Highway Services - Commented on the 2019 submission: Only concern from THS is the possibility that the emergency gate at the corner of the site that exits out onto the Rohais / Rohais du Haut junction, may be utilised in either the build phase or by staff resident in the new accommodation. We note that the accompanying documentation with the application states that it will not be used by staff, but would seek further dialogue with the developer, should this application be successful in order that the emergency gate is not being used to enter or egress the site.

Summary of Issues:

Visitor accommodation
Demolition of existing buildings
Design and appearance

Character of the area
Sustainable development
Waste Management
Access matters
Effect on neighbouring properties

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The St Pierre Park Hotel and the Golf course are on adjoining sites, but do share some services.

This proposal is to replace the existing buildings, which were used in association with the golf course, with new buildings to provide staff accommodation for the hotel. In this case, the proposal is to extend the existing visitor accommodation, by the provision of additional staff accommodation and the attraction and retention of management level staff is key to the hotel/business operation. It has previously been accepted that the existing 61 bedroom staff accommodation is not suitable for senior staff staying for more than one season.

The proposed development and site layout has not altered since the scheme was previously considered in 2019 and there has been no significant changes on site nor change in planning policies or material planning considerations since that time.

Various consultations were carried out in connection with the original scheme and the comments received remain relevant to this proposed development. The States Archaeologist did not comment on the 2019 permission but have recommended that a photographic survey of the buildings to be demolished be undertaken and relating to the discovery of buried archaeology.

In view of this and the assessment undertaken in relation to the above policies under the earlier scheme it is recommended this application is granted permission subject to appropriate planning conditions.

It is noted that provision was not made or specifically addressed through the 2019 permission regarding the provision of cycle parking for the accommodation to enable occupiers to travel by alternative modes of transport. In order to ensure that this matter is satisfactorily addressed a condition should also be included on this permission to ensure that secure and covered cycle storage is provided to serve the staff, residential development.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would not impact on any protected buildings, trees, monuments or on any SSS's.

Date: 01 February 2023