

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: Variations to previously approved plans for change of use of agricultural land to form part of golf course, demolish hotel and outbuildings, erect country club, 15 tourism lodges, academy building, staff accommodation and extend green keeper's store, create and alter vehicle access and associated parking and landscaping (EIA development) - Alterations to the design, massing, floor area, materials and fenestration of the country club and alterations to landscaping, hardstanding and parking and erect a self-contained plant room.

LOCATION: La Grande Mare Hotel Golf & Country Club, Vazon Road, Castel.

APPLICANT: Westward Investments 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: 13/08/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Strategic Planning & Property Ltd - 4537 P2 -KKA-SK-010002
P3, 09 P1, 10 P2, 11 P2, 12 P2, 13 P1, 21 P1, 22 P3, 23 P2

Application Ref: FULL/2024/0868

Property Ref: D00563000 + D019190000

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 on or by 15/12/2024.

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.(a) No development, (excluding demolition and site works) in connection with the variations to the phase 2 build as hereby approved, shall begin until a landscaping scheme, to include full details of all planting proposed (including planting schedules, noting the species, sizes, numbers and densities of plants), and details of all existing trees, hedges and other landscape features, indicating clearly those to be removed has been submitted to and agreed in writing by the Authority.

(b) The approved landscaping scheme pursuant to criteria (a) above shall be implemented in accordance with a phasing strategy (which shall have first been submitted to and approved in writing by the Authority) detailing how and when each part of the landscaping scheme will be implemented on site and a commitment to deliver the scheme in accordance with this strategy. Any amendment to the phased landscaping scheme must be first agreed in writing by the Authority.

(c) 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 a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. Prior to the installation of any hard surfacing in relation to the revised car parking

area as hereby approved, full details of the method of the proposed construction including a detailed cross section to demonstrate how surface water will drain into a SuDs system and will be appropriately managed shall be submitted to and approved in writing by the Authority. The car parking areas shall only be constructed in accordance with the approved details.

Reason - In the interests of sustainable development, in accordance with Island Development Plan Policy GP9.

6.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 16/12/2021, issued under planning application reference FULL/2020/2607, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 13/08/2027 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/2024/0868
Property Ref: D00563000 + D019190000
Valid date: 21/05/2024
Location: La Grande Mare Hotel Golf & Country Club Vazon Road
Castel Guernsey GY5 7LL
Proposal: Variations to previously approved plans for change of use of agricultural land to form part of golf course, demolish hotel and outbuildings, erect country club, 15 tourism lodges, academy building, staff accommodation and extend green keeper's store, create and alter vehicle access and associated parking and landscaping (EIA development) - Alterations to the design, massing, floor area, materials and fenestration of the country club and alterations to landscaping, hardstanding and parking and erect a self-contained plant room.
Applicant: Westward Investments 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 on or by 15/12/2024.

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. (a) No development, (excluding demolition and site works) in connection with the variations to the phase 2 build as hereby approved, shall begin until a landscaping scheme, to include full details of all planting proposed (including planting schedules, noting the species, sizes, numbers and densities of plants), and details of all existing trees, hedges and other landscape features, indicating clearly those to be removed has been submitted to and agreed in writing by the Authority.

(b) The approved landscaping scheme pursuant to criteria (a) above shall be implemented in accordance with a phasing strategy (which shall have first been submitted to and approved in writing by the Authority) detailing how and when each part of the landscaping scheme will be implemented on site and a commitment to deliver the scheme in accordance with this strategy. Any amendment to the phased landscaping scheme must be first agreed in writing by the Authority.

(c) 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 a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. Prior to the installation of any hard surfacing in relation to the revised car parking area as hereby approved, full details of the method of the proposed construction including a detailed cross section to demonstrate how surface water will drain into a SuDs system and will be appropriately managed shall be submitted to and approved in writing by the Authority. The car parking areas shall only be constructed in accordance with the approved details.

Reason - In the interests of sustainable development, in accordance with Island Development Plan Policy GP9.

6. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 16/12/2021, issued under planning application reference FULL/2020/2607, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

OFFICER'S REPORT

Site Description:

The application site comprises part of La Grande Mare golf course and former hotel. A large part of the site has already been cleared and the golf course is currently being redeveloped pursuant to previous planning permission, however some buildings still remain on site.

The site is located Outside of the Centres within an area identified as being at risk of flooding, and includes areas of land designated as a Site of Special Significance (SSS), Area of Biodiversity Importance (ABI), Area of Known Archaeological Interest and Agriculture Priority Area (APA) under the Island Development Plan (IDP).

Relevant History:

FULL/2020/2607	Change of use of agricultural land to form part of golf course (77,335 sqm). Demolish hotel and outbuildings. Erect country club, 15 tourism lodges, academy building, staff accommodation and extend green keepers store. Create and alter vehicular access and associated parking and landscaping (EIA development)	Granted 16/12/2021
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Existing Use(s):

Sui-Generis mixed use including visitor accommodation and ancillary uses and outdoor formal recreation.

Brief Description of Development:

Planning permission was granted in 2021 to demolish the existing hotel, health suite/gym and driving range and to erect a "Country Club" building containing golf club, health and fitness club, restaurant and event facilities, 15 self-catering visitor accommodation lodges (capable of accommodating up to 90 guests), a new driving range and golf academy building with ancillary storage sheds and parking, a new parking area and access off Le Gele Road, and the extension and remodelling of the golf course. Under the application the subject of this report variations are proposed to the previous approval, to alter the design, massing, floor area, materials and fenestration of the country club and for alterations to the landscaping, hardstanding, access and parking areas. The proposal also includes the erection of a self-contained plant room.

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

Island Development Plan

OC8(A) – Visitor Accommodation Outside of the Centres: Extension, Alteration or Redevelopment of Existing

OC9 – Leisure and Recreation Outside of the Centres

GP1 – Landscape Character and Open Land

GP2 – Sites of Special Significance

GP3 – Areas of Biodiversity Importance

GP8 – Design

GP9 – Sustainable Development

GP18 – Public Realm and Public Art

IP6 – Transport Infrastructure and Support Facilities

IP7 – Private and Communal Car Parking

IP9 – Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

Office of Environmental Health and Pollution Regulation:

By letter dated 12th June 2024 stated the following:

“I have reviewed the proposal submission to vary the previously approved plans, granted under application number FULL/2020/2607. I have paid particular attention to the relocation of the ‘mechanical and engineering’ plant room to the north-east of the main building, to assess any potential impact this may have on nearby residential properties.

The granted consent for FULL/2020/2607 has the following condition attached:

“20. No plant and machinery incorporated within the development hereby permitted shall be installed until an acoustic report demonstrating that noise associated with that plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones, has been submitted to and agreed in writing by the Authority. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014, and thereafter all plant and machinery shall be operated and maintained so as not to exceed the specified noise level.”

Should the granting of FULL/2024/0868 supplant the previously granted FULL/2020/2607, I would request that the above condition is attached to any newly granted consent.

However, if the above condition remains relevant and enforceable once any variations are granted, I confirm I do not object to the variation proposal to relocate the plant room. Further, I confirm that I have no objections to the other proposals submitted as part of FULL/2024/0868.

I would be grateful if these issues are considered during the determination of this application.”

Summary of Issues:

The key issues to be considered as part of this application relate to the proposed changes from the previous permission and any adverse impact of these, particularly on the design and appearance of the scheme, any impacts on the amenity of neighbouring residents and any associated impacts on highway safety.

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).**

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 considered in the assessment of this planning application.

The variations to the works previously approved, under consideration in this application incorporates the following elements:

- Alterations to the design, bulk and massing of the main country club building;
- Alterations to the materials to be used and the reconfiguration of the main parking area, areas of hardstanding in front of the main country club building and alterations to landscaping;
- Alteration to the main vehicle access point into the site from Vazon Road;
- The creation of a self-contained plant room.

For the purpose of this report each of the variations above will be assessed in further detail in turn.

Alterations to the design of the Country Club building

The overall position of the building and the design concept will stay largely the same as the original scheme. Although the revised proposal includes a slight increase in the overall height of the main building, the reduction in the overall floorspace of the building from 3850m² to 3706m² together with the omission of the attached wing between the main country club building and the club shop, reduces the overall bulk and massing of the scheme from that previously approved.

The health and fitness wing will be reconfigured with a reduction in the overall length of the wing favoured for a slight increase to its width, to enable the swimming pool to be rotated and to allow for more natural light into and better views out of the building and across the golf course.

Other alterations include the internal reconfiguration and layout of the building and alterations to the fenestration. Overall, the variations to the country club are in-keeping with the design of the approved scheme and would not cause a detriment to the visual character or appearance of the surrounding area. The variations would also not negatively affect the amenities afforded to the occupiers of any neighbouring residential properties. A revised GP9 statement has been submitted addressing the sustainable design techniques that will be used in the development which is consistent to that submitted as part of the original approval.

Alterations to and the reconfiguration of the main parking area and alterations to landscaping

The car parking area will remain in the same place as previously approved, however changes are proposed to the extent of hardstanding now proposed. As part of the original approval the car parking areas (including all overflow parking) and access routes were to be constructed from macadam. Under this revised scheme, the main driveway into the site from Vazon Road linking to the car parking area will be constructed from macadam. The access routes from the main driveway linking to the car parking areas will be constructed using grey resin bound permeable gravel, with buff resin bound permeable gravel used for the main car parking area in front of the building. A grass containment grid system is now proposed for all overflow parking areas.

The alterations to the car parking will also see a slight reduction in the amount of car parking proposed with 171 spaces provided (including all areas of overflow parking) when compared to 190 spaces as previously approved. Disabled parking and electric vehicle charging points are also included. In terms of bicycle parking, this remains in the space allocated under the front canopy with space for 40+ bicycles.

Overall the alterations as proposed to the car parking area would improve the visual appearance of the scheme. The use of permeable materials as proposed for the car parking areas is also supported and will ensure that surface water is appropriately dealt with improving the sustainability of the scheme. To ensure that this is achieved

however, it is recommended that a condition is included for full details of the permeable hardstanding solution to be provided.

Sufficient car parking exists and the slight reduction in the amount of car parking proposed would not harm highway safety.

The landscaping as shown on the application drawings is consistent and is positioned similar to that previously approved. However as part of this application no details of the type of landscaping (species, planting densities etc) have been provided. It is recommended that a condition is included on the permission for full details of the landscaping to be provided together with a phasing plan to show how this will be implemented over the course of construction. This will enable site works to commence ensuring that the landscaping is implemented at the appropriate juncture to assimilate each aspect of the scheme into the surroundings.

Alteration to the main vehicle access point into the site

The revised scheme proposes to realign the main vehicle access point into the site from Vazon Road and to alter the levels and the alignment of the access driveway into the site. In its new position, the access point will be perpendicular to Vazon Road offering a standard two way junction allowing vehicles to access and leave the site concurrently. The alterations to the levels proposed to reduce the gradient of the driveway towards the main entrance/access point into the site, making it easier for vehicles to negotiate.

A pedestrian bridge previously proposed linking the access road to Vazon Road to the north of the site has been omitted from the scheme. This walkway in its approved position was to be constructed over an existing sand dune. However, under the current proposal this will be omitted from the scheme and instead a pedestrian pathway is proposed either side of the entrance point, with a crossing point further within the site linking to a pedestrian walkway providing access to the main building. The crossing point is situated sufficient distance from the main entrance point into the site, to ensure a safe pedestrian environment. The proposal successfully and safely separates pedestrian and vehicle traffic, providing for a safe environment for all whilst reducing harm on the character of the area.

The creation of a self contained plant room.

Under this revised scheme the inclusion of a small basement is proposed beneath the health club building which will house all pumps and associated equipment for the swimming pool. With regards to all other air handling plant (such as air con units, ventilation equipment) this will be housed within a standalone building situated to the north-east of the main building.

The building will be single storey, constructed from materials to match/complement the main building. In the position, shown it will be largely screened by the main country club building from the northwest and from the landscaping proposed (north,

east and south of the building) in all other directions. The building has been located away from the main building so as to avoid any noise disturbance for visitors to the site and would be sufficient distance to cause any harm to the amenities of any neighbouring properties.

The States Office of Environmental Health and Pollution Regulation was consulted on the application and raised no objection subject to conditions.

Conclusion

Overall the alterations proposed under this application are acceptable having regard to all material planning considerations and it is therefore recommended that planning permission be granted linking this permission by condition to the previous approval, to ensure that the requirements of all previous conditions are carried through and are relevant to this permission.

Date: 12/08/2024

