

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 buildings, erect 2 storey and single storey extension to east elevation to create staff accommodation.

LOCATION: The Farmhouse, Route Des Bas Courtils, St. Saviour.

APPLICANT: Nut Tree 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: 20/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7527-06 B1B, B2C & B3B
Richard Loyd Tree Impact Assessment dated 01/05/2025 and
Arboricultural Impact Assessment dated 07/03/2025

Application Ref: FULL/2024/1976

Property Ref: E000080000

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.The existing trees shown to be retained shall not be felled, lopped, topped or uprooted without the previous written agreement of the Authority. No development, including site works, shall begin on site until each tree shown to be retained on the approved plans has been protected in accordance with the details set out on drawing numbers 7527-06/B1B and B2C and within the Richard Loyd Tree Impact Assessment dated 01/05/2025 and Arboricultural Impact Assessment dated 07/03/2025. 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.The landscaping scheme shall be fully completed, in accordance with drawing numbers 7527-06/B1B and B2C and the Richard Loyd Tree Impact Assessment dated 01/05/2025 and Arboricultural Impact Assessment dated 07/03/2025, 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 - In the interests of visual amenity.

6. For the avoidance of doubt, this decision authorises the building hereby approved to be used only as staff accommodation in association with and ancillary to the existing hotel and for no other purpose.

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.

7. No occupation of any part of the development hereby permitted 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 the agreed scheme has been fully implemented.

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

Expiry Date: This permission will cease to have effect on 19/06/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. In view of the proximity of the cannon mound at the Hougue Fouque, and various prehistoric findspots in the vicinity, it is requested that the developers contact the States Archaeologist if anything of interest is uncovered. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

The Authority does not recognise all of the land outlined on the submitted plans as forming the curtilage associated with the hotel.

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/2024/1976
Property Ref: E000080000
Valid date: 27/11/2024
Location: The Farmhouse Route Des Bas Courtils St. Saviour Guernsey
GY7 9YF
Proposal: Demolish buildings, erect 2 storey and single storey extension
to east elevation to create staff accommodation.

Applicant: Nut Tree 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.

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.

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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. The landscaping scheme shall be fully completed, in accordance with drawing numbers 7527-06/B1B and B2C and the Richard Loyd Tree Impact Assessment dated 01/05/2025 and Arboricultural Impact Assessment dated 07/03/2025, 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 - In the interests of visual amenity.

6. For the avoidance of doubt, this decision authorises the building hereby approved to be used only as staff accommodation in association with and ancillary to the existing hotel and for no other purpose.

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

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. In view of the proximity of the cannon mound at the Hougue Fouque, and various prehistoric findspots in the vicinity, it is requested that the developers contact the States Archaeologist if anything of interest is uncovered. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

The Authority does not recognise all of the land outlined on the submitted plans as forming the curtilage associated with the hotel.

OFFICER'S REPORT

Site Description:

The Farmhouse Hotel is located on the north side of Route des Bas Courtils and comprises a much extended farmhouse now in use as a hotel and restaurant. The site is Outside of the Centres and is within an Agriculture Priority Area and the Airport Consultation Zone.

Relevant History:

17/09/2024 – PREA/2024/1463 – Pre-application advice regarding erect staff accommodation block.

23/03/2023 – FULL/2022/2128 – Permission granted to erect single storey extension to south (front) elevation, erect single storey extension with balcony at first floor level to west (side) elevation and alterations to fenestration.

Existing Use(s):

Hotel

Brief Description of Development:

Planning permission is requested to demolish single storey extension and demolish or relocate outbuildings and erect a 2 storey pitched roof and single storey flat roof extension to the east elevation of the hotel. The extension is proposed to create staff accommodation comprising of 16 bedrooms with a communal staff breakout area.

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

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

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation, 04/12/2024

"I have reviewed the proposed plans for staff accommodation which were received by email on 2nd December. There is currently insufficient information to comment on the proposals.

The plans show 16 double rooms but it is unclear how many occupants will be living in the staff accommodation and sharing the proposed facilities. The applicant will need to detail on the plans the number of cookers, sinks and sufficient storage and preparation space for the total number of occupants. The applicant is also advised to provide indoor facilities for recycling and food waste.

I should like to draw the applicants attention to

<https://www.gov.gg/housingstandards> which details the current minimum standards for rental accommodation. It should be noted that the States of Guernsey passed the Housing (Standards and Regulation) (Enabling Provisions) Law in 2021. The purpose of this law is to enable the drafting of legislation which will improve rental property housing standards, including houses in multiple occupation. The applicant is advised to consider the applications in relation to future legal requirements".

The Office of Environmental Health and Pollution Regulation, 17/01/2025

"I have reviewed the additional information which was received by post on 8th January 2025 and make the following comments;

I note that five existing single bedrooms will also be sharing the cooking facilities, but the management suites will have kitchenettes, therefore potentially 33 occupants may use 2 hobs, 2 ovens, and 2 sinks. To provide sufficient cooking facilities for up to 33 occupants 5 additional hobs, ovens and sinks would be needed.

While the food preparation facilities do not comply with the current guidance for shared accommodation, the applicant should note that new housing standards legislation, which will include the licensing of houses in multiple occupation, is at an

advanced stage. If this legislation is approved, the Office of Environmental Health and Pollution Regulation would be minded to apply a licence condition requiring the licensed controller of the staff accommodation to provide 2 meals a day to all occupants of the accommodation, including non-work days, and to make alternative meal provision on days when the hotel kitchen was not available instead of providing additional food preparation space and facilities”.

The Office of Environmental Health and Pollution Regulation, 22/04/2025

“I have reviewed the additional information regarding the application for staff accommodation which were received by post on 21 March 2025 and I do not wish to raise any objections to the proposals, but recommend the applicant is advised as follows;

New housing standards legislation was approved by the States of Deliberation in March 2025 and is expected to commence shortly. This means that all rented properties must meet the minimum standards required www.gov.gg/housingstandards. Operators of staff accommodation should contact the Office of Environmental Health and Pollution Regulation for detailed advice.

It is noted that there are limited food preparation facilities shown on the plans and the staff accommodation is co-located to the hotel. In addition the ‘Nut Tree Limited Employee Handbook’ details that only employees may reside in staff accommodation and three meals a day are provided to employees, including non-workdays. Alternative meal provision is available at the other locations within the Nut Tree group of companies.

Therefore, I am satisfied that simple facilities for making a hot drink or snack as shown on the plans in the staff accommodation are suitable”.

States Archaeologist, 13/12/2024

“I would like to make a brief comment on this application. In view of the proximity of the cannon mound at the Hougue Fouque, and various prehistoric findspots in the vicinity, I would be grateful if you would advise the developers to contact the States Archaeologist if anything of interest is uncovered”.

Guernsey Ports, 11/02/2025

Guernsey Ports raise no objections.

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development and whether it is ancillary to the principal use of the site as a hotel.
2. The design, scale and impact of the development on the visual quality, landscape character and openness of the area.
3. The impact of the development on the amenity of people living in the area.
4. Parking and traffic management.

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).**

Policy OC8(A) supports alterations to existing visitor accommodation establishments where the development is of a scale that is appropriate to the character of the location and does not detract from the openness and landscape character of the locality; and 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.

The agent advises that the hotel has 14 visitor bed spaces. The total number of staff for the site is 30 and the capacity for existing on site staff accommodation is 17 across 11 rooms. The proposal would result in a total on site capacity for 41 staff across 21 rooms although it is anticipated that the majority of rooms would be used as single occupancy. Whilst the total theoretical capacity of the staff accommodation would exceed the total number of staff at the site, if the majority of rooms are used for single occupancy as anticipated, the provision of a staff accommodation block containing 16 bedrooms, could be ancillary or ordinarily incidental and proportionate to the scale and use of the existing hotel. To ensure that this would be the case, it is recommended that a condition is applied limiting the use of the staff accommodation so that it is only used in association with this hotel.

During the course of consideration the application was deferred due to concerns about the scale and siting of the staff accommodation block and its impact on the character and visual quality of the area and the impact on existing trees. In response revised plans have been received which have relocated the building 3m further west (closer to the existing hotel building), details have been submitted about existing trees including measures to protect trees during the construction phase, and additional tree planting is indicated.

The siting, scale and mass of the staff accommodation block will increase the prominence and visual impact of the built development on the site when viewed from the public highways Route Des Bas Courtils and Rue Des Longs Beaux. However, the proposal is reasonably well related to the existing hotel building, its design and proportions would be reasonably sympathetic to the traditional design of the existing hotel and it would be partially screened by existing and proposed planting. Overall, the proposal achieves a satisfactory standard of design and would not have a significant adverse effect on the openness and landscape character of the area. The proposal accords with Policies GP8, GP9 and OC8(A).

Due to the distance to neighbouring residential properties, the staff accommodation block is unlikely to have any significant adverse effects on the amenities of neighbouring residents.

Existing car parking arrangements are more than adequate to accommodate the additional staff accommodation. Secure covered bicycle parking will be required, details of which can be requested by condition.

The proposed staff accommodation includes en-suite bathrooms for all of the rooms and a communal breakout area. The agent confirms that all staff receive 3 meals a day (including non-working days) and consequently the cooking facilities within the staff accommodation are for recreational use only. The Office of Environmental Health and Pollution Regulation raise no objections to the proposals. As a result the proposed staff accommodation provides a satisfactory living environment.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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 taken into account in the assessment of this application.

It is recommended that the application is approved.

Date: 11/06/2025