

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect a fence and gate to north boundary (retrospective).

LOCATION: La Grande Mare Hotel, Pre Du Gele, Le Gele 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: 01/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: KKA Studio: 4537/DR/2052 P03 & /2053 P03.

Application Ref: FULL/2025/0251

Property Ref: D00447A000

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 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.

3.(a) Prior to the commencement of any planting in connection therewith, the height of the Euonymus Japonicus plants at the time of planting shall be submitted to and agreed in writing by the Authority.

(b) The landscaping/planting shall be fully completed, in accordance with (a) above, and in accordance with the details and in the positions shown on drawing ref: 4537 DR 2053 P03 in the first planting season following the grant of this permission or by the 31/03/2026. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 10 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.

Expiry Date: This permission will cease to have effect on 30/09/2028 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/2025/0251
Property Ref: D00447A000
Valid date: 27/02/2025
Location: La Grande Mare Hotel Pre Du Gele, Le Gele Road Castel
Guernsey
Proposal: Erect a fence and gate to north boundary (retrospective).
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 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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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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises part of La Grande Mare golf course and former hotel namely the greenkeepers compound to the southwest of the main site situated along Pre du Gele. A large part of the site has already been cleared and the golf course and driving range is currently being redeveloped pursuant to previous planning permission, however some buildings still remain on site.

Surrounding the site the area comprises the newly developed golf driving range to the east with a residential property beyond, open fields to the north and residential properties to the northwest. To the west is a redundant vinery 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/2024/0868	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.	Granted 13/08/2024
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

Existing Use(s):

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

Assessment: *(Tick as appropriate)*

no representation	☒
accords with policy	☒
within curtilage	☒
design acceptable	☒

visual amenity acceptable	☒
no material neighbour impact	☒
traffic not affected	☒

Policies considered most relevant:Island Development Plan

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

Conclusion/Brief comment:

Under this application retrospective planning permission is sought to erect a fence and gate along the north boundary of the green keepers compound, a part of the site which fronts onto Pre du Gele.

The fence and gates comprise a 2.4m high steel frame (finished black), with vertical boarded weathered larch timber to match the external elevations of the golf academy building. The fence and gates are required to secure the greenkeepers compound which accommodates specialist equipment and materials required for the maintenance and general running of the golf course.

Given that the setting of the surrounding area particularly to the east is rural in character the fence on its own was considered to be at odds to the rural character. The application was deferred for the submission of revised plans to include appropriate planting between the fence and the road alongside the full extent of the fencing.

To the west of the gates, the revised plans show that the granite wall and existing hedging/planting immediately behind will be retained with the addition of 3 creeper plants (Irish Ivy), coastal grasses and 2 Euonymus Japonicus plants to be planted. To the east of the gates 26 Euonymus Japonicus plants and 4 creeper plants (Irish Ivy) will be planted with wild growth in-between the planting. Once fully established, the information demonstrates that the planting as proposed will provide an element of soft landscaping, to help to screen the fence and enable it to assimilate into its surroundings. Provided that the planting is achieved in a timely manner (within the planting season following the grant of permission) and that the planting is retained (both of which can be controlled by planning condition), the fencing would not harm the landscape character or the general character and appearance of the surrounding area so significantly to warrant the refusal of planning permission.

The applicants agent has confirmed that the planting will be continually maintained so as to ensure that it does not impede highway safety which is welcomed although is controlled under separate legislation and is therefore outside of planning control.

The proposal would not harm the privacy or overshadow any neighbouring properties.

Considering the above the proposal is acceptable and complies with the relevant policies of the IDP.

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.

Recommendation:

Grant with Conditions



Date: 23/09/2025