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 single storey building/staff accommodation and associated works to south boundary.

LOCATION: Le Pommier Hotel, Route De La Hougue Du Pommier, Castel.

APPLICANT: Hougue Du Pommier Hildings 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: 01/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6513/A/3

Application Ref: FULL/2025/0538

Property Ref: D017350000

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 accommodation hereby approved shall be used only for purposes ancillary and incidental to the primary use of the site as a hotel falling within Visitor Economy Use Class 7 of the Land Planning and Development (Use Classes) Ordinance, 2017 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.

Expiry Date: This permission will cease to have effect on 30/04/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0538
Property Ref:	D017350000
Valid date:	01/04/2025
Location:	Le Pommier Hotel Route De La Hougue Du Pommier Castel Guernsey GY5 7FQ
Proposal:	Erect single storey building/staff accommodation and associated works to south boundary.
Applicant:	Hougue Du Pommier Hildings Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Site Description:

The site comprises a hotel complex, with associated facilities buildings, located to the east of Route de la Hougue du Pommier. Residential properties are situated to either side of the access drive and to the south-east of the hotel grounds. The building group at the site is however set back from the roadside and is bounded to the south by horticultural/agricultural land and to the north by a sports facility.

The site is located Outside of the Centres within the Island Development Plan.

Relevant History:

None relevant.

Existing Use(s):

Hotel

Brief Description of Development:

Permission is sought to erect a timber cabin to the south of the main hotel complex, adjacent to an existing group of facilities buildings, to provide accommodation for two members of staff.

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

OC8(A):	Visitor Accommodation Outside of the Centres
GP8:	Design
GP9:	Sustainable Development
IP7:	Private and Communal Car Parking

Representations:

None received.

Consultations:

The Office for Environmental Health and Pollution Regulation comment 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, which includes the provision of heating for each habitable room which can be controlled by the occupant. www.gov.gg/housingstandards. It is noted that there are no food preparation facilities shown on the plans and the staff accommodation is co-located to the hotel. If the controller of the staff accommodation provides 2 meals a day to all occupants of the accommodation, including non-work days, and makes alternative meal provision should the hotel kitchen be unavailable, only simple facilities for making a hot drink or snack will be needed in the staff accommodation.

Summary of Issues:

Nature of the proposed use;
Impact on the character of the area, landscape and open land;
Impact on neighbour amenity;
Quality of the proposed accommodation.

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) allows for extensions and alterations associated with existing visitor accommodation establishments in certain specified circumstances. In this case, the proposal is for a small unit of staff accommodation to support the running of the hotel, and is clearly ancillary and incidental to that principle use and well related to the existing built form at the site. There would be no adverse impacts on the vitality of a Centre as a result of the proposals.

The proposed structure is limited in scale and discretely located on the site, and would not have any adverse impacts on wider character, landscape or open land.

The structure is set away from nearby residential property and would not have any adverse impacts on the amenity of those properties.

The proposed accommodation would fall marginally short of the requirements for single person accommodation, however would exceed the requirements for a bedsit under the Building Regulations. The Office for Environmental Health and Pollution Regulation note that simple food preparation facilities would be required within the accommodation. Whilst not shown on the submitted plans, there is sufficient space to provide these facilities. Although the accommodation is limited, the occupants would benefit from additional facilities provided within the hotel complex and, on balance, the accommodation provided is therefore considered satisfactory.

The occupants would be employed on site, reducing the need for car ownership, however there is sufficient parking on site to cater for any additional parking requirements arising from the proposal.

The proposals comply with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 01/05/2025