

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 roadside wall to west elevation, erect new boundary wall and install two planters.

LOCATION: Cobo Bay Hotel, Cobo Coast Road, Castel.

APPLICANT: Nut Tree Limited

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: 07/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7530-06 B1 & B2

Application Ref: FULL/2025/1393

Property Ref: D01587B000

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 hereby approved works shall be completed within three months of the removal of the existing wall.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 06/10/2028 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/2025/1393
Property Ref: D01587B000
Valid date: 27/08/2025
Location: Cobo Bay Hotel Cobo Coast Road Castel Guernsey GY5 7HB
Proposal: Demolish roadside wall to west elevation, erect new boundary wall and install two planters.

Applicant: Nut Tree Limited

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.

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Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The site known as 'Cobo Bay Hotel' is a large establishment which was built in the 1970's as a hotel. It is set back from and faces west onto Cobo Coast Road. To the south is the Rockmount bar, to the north are a pair of semi-detached properties and to the east a large car park servicing the two public establishments. The property is located in the Cobo Local Centre as defined in the Island Development Plan.

Relevant History:

FULL/2025/0329 - Extend and alter at ground floor, 1st floor and 2nd floor levels and relocate external steps to east (rear) elevation – Approved April 2025.

Existing Use(s):

Visitor economy use class 7: serviced visitor accommodation.

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:

LC6(A): Visitor Accommodation in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

This application is to demolish a roadside wall to the west elevation and erect a new boundary wall with glazing above and install two new planters.

Policy LC6(A) states that alterations to existing visitor accommodation establishments will be supported provided that the proposals are of appropriate scale for the particular Local Centre and would not undermine the vitality of the Main Centres and will accord with all other relevant policies of the Island Development Plan.

At present the boundary wall is a low granite construction which makes a limited contribution to the character of the area. The replacement of this wall with a slightly higher white rendered wall with a glazed screen, to match the front of the adjoining Rockmount bar/restaurant, would enhance the use of the external terrace whilst having a limited impact on the character and appearance of the area.

The existing pedestrian entrance will be kept and the two planters will be located on the outside of the disabled parking bays to denote the spaces. The amount of outdoor seating will be retained, with added protection from the westerly winds. To ensure the works are carried out in a timely fashion a condition shall be added to ensure the works are completed within a three month period.

Overall, the proposal adopts a satisfactory standard of design by virtue of the detailed design of the proposal (Policy GP8), and will not have a significant detrimental impact on the landscape character of the area (Policy GP1), visual amenity, or the amenities of neighbouring residents.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 07/10/2025

