

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 Condition 6 and plans previously approved under FULL/2022/2265 for change of use of Hotel (Use Class 7) and Restaurant (Use Class 11) to a premises in Multiple Occupation (Use Class 6) - reduce break-out space, create additional 6 bedrooms and relocate ground floor kitchen.

LOCATION: Wayside Cheer Hotel, Grandes Rocques, Castel.

APPLICANT: Wayside Cheer Hotel 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: 08/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arctech: GPL-22-1097-01F, 06, 07, 08

Application Ref: FULL/2025/1706

Property Ref: D018230000

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 before 13/02/2027.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/02/2024, issued under planning application reference FULL/2022/2265, and subject to the terms and conditions thereof.

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

5.Prior to the change of use of the main hotel building or the Chalet bedroom accommodation approved under FULL/2022/2265 and amended under this permission, the areas identified as a communal kitchen and 'break out space' on Drawing No GPL-22-1097-01F approved under this permission and a TV/Lounge/Kitchenette on Drawing No GPL-22-1097-02D approved under FULL/2022/2265 shall be fitted out as such in accordance with the Office for Environmental Health and Pollution Regulation's Standards for Housing in Multiple Occupation. Those areas shall thereafter be used only for purposes ancillary and incidental to the operation of the premises as a premises in multiple occupancy within Residential Use Class 6 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used separately or for any other purpose at any time.

Reason - To ensure the provision of adequate facilities and level of amenity for the occupants of the building.

Expiry Date: This permission will cease to have effect on 13/02/2027 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/2025/1706
Property Ref: D018230000
Valid date: 13/11/2025
Location: Wayside Cheer Hotel Grandes Rocques Castel Guernsey
GY5 7FX
Proposal: Variations to Condition 6 and plans previously approved
under FULL/2022/2265 for change of use of Hotel (Use Class
7) and Restaurant (Use Class 11) to a premises in Multiple
Occupation (Use Class 6) - reduce break-out space, create
additional 6 bedrooms and relocate ground floor kitchen.
Applicant: Wayside Cheer Hotel 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 on or before 13/02/2027.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/02/2024, issued under planning application reference FULL/2022/2265, and subject to the terms and conditions thereof.

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

5. Prior to the change of use of the main hotel building or the Chalet bedroom accommodation approved under FULL/2022/2265 and amended under this permission, the areas identified as a communal kitchen and 'break out space' on Drawing No GPL-22-1097-01F approved under this permission and a TV/Lounge/Kitchenette on Drawing No GPL-22-1097-02D approved under FULL/2022/2265 shall be fitted out as such in accordance with the Office for Environmental Health and Pollution Regulation's Standards for Housing in Multiple Occupation. Those areas shall thereafter be used only for purposes ancillary and incidental to the operation of the premises as a premises in multiple occupancy within Residential Use Class 6 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used separately or for any other purpose at any time.

Reason - To ensure the provision of adequate facilities and level of amenity for the occupants of the building.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the former Wayside Cheer hotel complex, which included the main hotel building (comprising 22 ensuite rooms) with ancillary bar/restaurant/function room and two ground floor staff flats (1no 1 bed and 1no 3 bed) to the east, a detached bedroom block to the south-west (referred to as the Chalet block, comprising 9 ensuite rooms) and a staff block to the north-west (comprising 8 rooms). Permission was granted in 2024 for the change of use to a premises in multiple occupation, with a maximum occupancy of 40 occupants over 34 rooms, and works are underway on site to implement that permission.

The site ownership includes a parking area on the opposite side of Les Grandes Rocques road to the east, including marked spaces for 17 cars and a smaller space which can be used for motorcycles/scooters. There is also parking for 3 vehicles forward of the building, facing on to Les Grandes Rocques road and a further 2 spaces to the west of the building, accessed from between the staff block and the former Bistro.

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

Relevant History:

FULL/2022/2265 Change of use of Hotel (Use Class 7) and Restaurant (Use Class 11) to a premises in Multiple Occupation (Use Class 6) with ancillary staff and managers accommodation. Approved 14/02/2024

FP/2025/0769 Change of use from hotel to house of multiple occupancy (rooms for residential purposes) (retrospective) and alterations to provide 6 new bedrooms. Conditional Building Licence issued 01/12/2025, on-going works inspected 18/12/2025

Existing Use(s):

Works underway to implement change of use approved under FULL/2022/2265

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

OC1	Housing Outside of the Centres
GP8	Design
GP9	Sustainable Development
GP16(A)	Conversion of Redundant Buildings
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking

Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance

Consultation responses:

The Office for Environmental Health and Pollution Regulation comments as follows:

New housing standards legislation commenced 1st July 2025, and all rented properties must meet the minimum standards required and be free from Category 1 prescribed hazards. It is expected that the registration of rented properties and licensing of houses in multiple occupation (HMO's) will commence at some point in the future. Controllers of HMO's should check www.gov.gg/housingstandards or contact the Office of Environmental Health and Pollution Regulation for detailed advice.

Conclusion/Brief comment:

The current application seeks to vary the plans approved under FULL/2022/2265, to use part of the break-out space previously approved within the main building to create 6 additional bedrooms, increasing the total number of bedrooms to 40, and to relocate the ground floor kitchen within the previously approved break out space. The supporting information states that, whilst increasing the bedroom numbers, the overall occupancy of the building will not exceed 40 persons.

The permission issued under FULL/2022/2265 was subject to a number of conditions, most pertinent to the current application are Conditions 6 and 10, which state:

6. Prior to the change of use of the main hotel building or the Chalet bedroom accommodation hereby approved, the areas identified as a communal kitchen and 'break out space' on Drawing No GPL-22-1097-01D and a TV/Lounge/Kitchenette on Drawing No GPL-22-1097-02D shall be fitted out as such in accordance with the Office for Environmental Health and Pollution Regulation's Standards for Housing in Multiple Occupation. Those areas shall thereafter be used only for purposes ancillary and incidental to the operation of the premises as a premises in multiple occupancy within Residential Use Class 6 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used separately or for any other purpose at any time.

10. The number of bedrooms associated with the premises of multiple occupancy shall be retained as shown on the plans hereby approved and the occupation of the premises as a premises in multiple occupancy shall not exceed 40 persons at any one time (excluding occupants of the staff/management flats).

The break out space approved as part of the previous application was generous relative to the number of occupants proposed, and sufficient break out space would be retained under this application to serve the number of occupants, the maximum number of which would not be increased by the proposal and would remain controlled by Condition 10 of the previous permission. The Office for Environmental Health and Pollution Regulation raise no objection.

The only external alterations proposed are the infilling and partial infilling of existing windows and door serving proposed Additional Bedroom 1, which would improve the relationship with the neighbouring property and would not have any adverse impacts on the appearance of the building or character of the area. Minor alterations are proposed to the hinges of the existing windows serving the other proposed new bedrooms, however these would not alter the appearance of those windows.

Given that the maximum occupancy would not be increased, the supporting infrastructure previously approved, e.g. vehicle and cycle parking, would remain acceptable.

In light of the above, the proposed variations to the previous permission would meet the terms of planning law and policy and would remain within the capacity of the site, and it is recommended that an amended condition is attached to this permission stating:

Prior to the change of use of the main hotel building or the Chalet bedroom accommodation approved under FULL/2022/2265 and amended under this permission, the areas identified as a communal kitchen and 'break out space' on Drawing No GPL-22-1097-01F approved under this permission and a TV/Lounge/Kitchenette on Drawing No GPL-22-1097-02D approved under FULL/2022/2265 shall be fitted out as such in accordance with the Office for Environmental Health and Pollution Regulation's Standards for Housing in Multiple Occupation. Those areas shall thereafter be used only for purposes ancillary and incidental to the operation of the premises as a premises in multiple occupancy within Residential Use Class 6 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance, and shall not be used separately or for any other purpose at any time.

Recommendation:

Grant with Conditions



Date: 07/01/2026

