

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 5m safety net pole to east of driving range, extending net to existing 10m pole.

LOCATION: La Grande Mare Hotel, Golf & Country Club, 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: 18/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Highpoint: 4537 DR 2055 P01, 2056 P02.
AJW Construction: DW27112012 Rev D

Application Ref: FULL/2026/0196

Property Ref: D00563C000

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.

Expiry Date: This permission will cease to have effect on 17/03/2029 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/2026/0196
Property Ref: D00563C000
Valid date: 03/02/2026
Location: La Grande Mare Hotel, Golf & Country Club Le Gele Road
Castel Guernsey GY5 7LL
Proposal: Erect 5m safety net pole to east of driving range, extending
net to existing 10m pole.

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 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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the recently constructed driving range associated with La Grande Mare Golf Course. Surrounding the site the area comprises residential properties to the west and south, a residential property to the east, with the golf course to the north and east and agricultural land beyond.

The site is situated Outside of the Centres and part of the site is situated in a Site of Special Significance (SSS) as designated in the Island Development Plan (IDP).

Relevant History:

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
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
FULL/2025/0251	Erect a fence and gate to north boundary (retrospective).	Granted

Existing Use(s):

Golf course and driving range

Assessment: *(Tick as appropriate)*

no representation
accords with policy

☒
☒

visual amenity acceptable
no material neighbour impact

☒
☒

within curtilage
design acceptable



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

GP5 – Protected Buildings (setting)

GP8 – Design

GP9 – Sustainable Development

Conclusion/Brief comment:

Planning permission is sought to erect a 5m high safety net pole and associated netting. The pole will be situated circa 16m southeast of the existing driving range building and circa 20m north of an existing 10m high safety net pole. The pole is required to support a section of safety netting that will span the length between these two poles that gradually rises in height from 5m to 10m.

The additional pole is required to provide safety to the property to the east (Beach House) and protection to the access track which runs immediately along the boundary of the site and follows the existing netting already in situ that runs parallel to the south.

Although as shown on the IDP proposal map the site is situated within an SSS, as part of the redevelopment of the course and the creation of the driving range and the associated infrastructure (approved under application Ref: FULL/2020/2607) the SSS was offset to a different area of the site. The proposal would therefore have no additional impact on the SSS above that already approved as part of previous applications.

Given the limited height of the proposed pole, that it will be situated within the site and will be seen in context with much higher safety poles and the golf academy and driving range building, and that it will not break the tree line immediately to the east of the site, the proposal would not cause any significant harm to the landscape or visual character of the surrounding area. The scheme therefore complies with policy GP1 and GP8 of the IDP in this respect.

The pole will be constructed in steel, consistent with all other poles on the site. Although when first installed it may appear a slightly lighter colour than the existing poles on the site, over time it will galvanise and will remain consistent. The proposal would not cause harm to the amenities of any neighbouring properties.

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of a protected building to the south of the site. Taking into account the location, scale and the separation distance involved and that it will be seen in context with much larger poles already in situ on the site, the proposal would not cause any significant harm to the setting of that building and accords with Policies GP5 and GP8 in this respect.

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.

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: 17/03/2026

