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: Install enclosed electricity distribution substation.

LOCATION: Bella Luce Hotel, La Fosse De Bas, St. Martin.

APPLICANT: Green Giant 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: 18/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-12-0085 D03
Cudd Bentley Consulting: 6887-CBC-XX-XX-DR-U-196001 P02
Hd: 1154-GA-LG-C-P1, 1154--S-x-C-P1, 1154-LA-Z4-I2, 1154-LA-Z3-I2

Application Ref: FULL/2026/1106

Property Ref: J012840000

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 17/08/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1106
Property Ref:	J012840000
Valid date:	08/07/2026
Location:	Bella Luce Hotel La Fosse De Bas St. Martin Guernsey GY4 6EB
Proposal:	Install enclosed electricity distribution substation.
Applicant:	Green Giant Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 - 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 a hotel complex which is currently under construction subject to various recent planning permissions. The site is bounded by Les Camps du Moulin to the north, Rue Jacques Guille to the east and La Fosse de Bas to the west and is in a Conservation Area designated in the Island Development Plan. The traditional main hotel building is a Protected Building.

Relevant History:

FULL/2025/0558	Variations to plans previously approved to extend and alter Hotel complex, demolish dwelling and erect Wellness Centre and staff accommodation and flat (Protected Building) (Revised Scheme) - Omit flat and staff accommodation, alterations to wellness centre at ground and 1st floor levels.	Granted 17/12/2025
FULL/2024/2073	Variations to plans previously approved to extend and alter Hotel Complex, demolish dwelling, erect Wellness Centre and staff accommodation and flat (Protected Building) (Revised Scheme) - Alterations to protected building.	Granted 14/02/2025
FULL/2024/0930	Variation to condition 5 of permission reference FULL/2022/1283 to fell chestnut tree to north of site (site of Protected Building).	Granted 02/09/2024
FULL/2024/0276	Variations to plans previously approved to Extend and alter Hotel complex, demolish dwelling and erect Wellness Centre and staff accommodation and flat (Protected Building) (Revised Scheme) - Increase floor area (store area/plant and link extension/enclosing staff amenity area), external staircase, material and fenestration alterations.	Granted 22/03/2024
FULL/2023/1338	Extend and alter Hotel complex, demolish dwelling and erect Wellness Centre and staff accommodation and flat (Protected Building) (Revised Scheme).	Granted 26/09/2023
FULL/2023/0052	Widen vehicle access to west boundary for a temporary period and widen vehicle access to north boundary (part retrospective).	Granted 18/05/2023
FULL/2022/1283	Extend and alter hotel complex (Protected Building).	Granted 24/08/2022

Existing Use(s):

Hotel complex currently under construction

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:

Island Development Plan Policies:
OC8(A) – Visitor Accommodation Outside of the Centres – New, Extension, Alteration or Redevelopment of Existing Uses
GP4 – Conservation Areas
GP5 – Protected Buildings
GP7 – Archaeological Remains
GP8 - Design
GP9 – Sustainable Development
IP11 – Small Scale Infrastructure Provision

Conclusion/Brief comment:

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.

The application is acceptable in relation to the above policies and other material planning considerations. The proposal would not harm the special interest or the setting of the protected building.

Recommendation:
Grant with Conditions ✓

Date: 18/08/2026