



Sir Charles Frossard House
La Charroterie
St. Peter Port Guernsey
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APPLICATION FOR PLANNING PERMISSION

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005 – AS AMENDED

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans, etc to be submitted).
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans, etc (1 electronic).

For all applications, complete pages 1 & 2 of the form.

For all non-householder applications, please also complete pages 3 & 4 of the form.

APPLICANT'S DETAILS		AGENT'S DETAILS	
A	Name: WESTWARD INVESTMENTS LTD	Name: SP&P LTD.	
	Address: LA GRANDE MARE HOTEL GOLF & COUNTRY CLUB, VAZON ROAD, CASTEL	Address: DIGITAL GREENHOUSE NO.2 MARKET SQUARE	
	Postcode: GY5 7LL	Postcode: GY1 1HB	
	Tel:	Tel: 07781 425513	
	Email:	Email: james@legallez.gg	
		Ref: LGM-SPP23122020	

APPLICATION SITE	
B	Address: LA GRANDE MARE HOTEL, VAZON, CASTEL
	Postcode: GY5 7LL Cadastre ref (if known): D005630000
	Site Area in either vergees/acres/hectares/square metres: 107 ACRES

PROPOSED DEVELOPMENT	
C	Is this application for: Planning Permission <input checked="" type="checkbox"/> Outline Permission <input type="checkbox"/> Reserved Matters <input type="checkbox"/>
	Description of the proposal, including any change of use: Demolish existing hotel and buildings and rect new country club, 15 tourism lodges, academy building, greenkeeper store, staff accommodation, parking, access and re-landscaping.
	Has the proposal been the the subject of pre-application discussion with the Authority? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	If yes, reference : PREA / 2020 / 0939 . Case officer's name: MR C CREW
	Does the proposal require an Environmental Impact Assessment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has the development already commenced? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

FEES			
D	CATEGORY	NUMBER OF	FEE PER ITEM
	4Av	5 + 31	£1,000 + £600
	4H	10	£240
	10A	4	£390
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):		Sqm	8,179sqm
Fee enclosed:			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

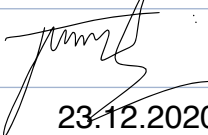
E TREES AND HEDGES <input type="checkbox"/>	
Does the proposal involve the removal of trees or hedges?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes , please confirm that <u>all</u> trees/hedges to be removed AND <u>all</u> trees/hedges to remain have been indicated on the block plan:	<input checked="" type="checkbox"/>
Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Reference Number of TPO:	
If Yes, please confirm that the submitted plans identify <u>all</u> protected trees affected by or close to the proposed development and <u>all</u> works to trees and roots.	<input type="checkbox"/>

F PROTECTED BUILDINGS/MONUMENTS <input type="checkbox"/>	
Does the proposal involve works to a Protected Building/Monument?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please confirm that the submitted plans show full details of <u>all</u> proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.	<input type="checkbox"/>

G DEMOLITION <input type="checkbox"/>	
Are any buildings/structures (including walls) to be demolished?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> buildings/ structures to be demolished.	<input checked="" type="checkbox"/>

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING <input type="checkbox"/>	
Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking ? (delete as appropriate):	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> alterations to or creation of new access/car parking.	<input checked="" type="checkbox"/>

I MATERIALS <input type="checkbox"/>	
Please confirm that <u>all</u> external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.	<input checked="" type="checkbox"/>
Please confirm that a statement has been included to address the Sustainable Development matters and the Waste Management issues set out in Policy GP9 of the IDP, as appropriate.	<input checked="" type="checkbox"/>

J STATEMENT <input type="checkbox"/>	
I am the owner of the site	<input type="checkbox"/>
I have the written consent of the owner(s) of any part of the land to make this application	<input checked="" type="checkbox"/>
I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)	<input type="checkbox"/>
I/we hereby apply for planning permission, as described in this form and the accompanying plans/ drawings, in accordance with the relevant legislation. I/we declare that to the best of my/our knowledge, all the particulars in this application are correct. I/we agree that any information given in this application may be disclosed to relevant Committees of the States of Guernsey, made accessible to the public, published in the local media and on the States of Guernsey website.	
SIGNATURE: 	NAME (Print): MR J LE GALLEZ
Date: 23.12.2020	Company Name (if applicable) SP&P LTD

APPLICATION FOR PLANNING PERMISSION - PART 2
For all non-householder applications please complete pages 3 & 4 of the form.

RESIDENTIAL DEVELOPMENT			
K		Existing Units	Proposed Units
	• Dwelling houses	n/a	
	• Flats		
	• Sheltered Housing		
	• Specialised Housing		
	• Other Housing		
		Existing No of people	Proposed No of people
	• Multiple occupation		

AFFORDABLE HOUSING	
Does Development Plan Policy GP11 (Affordable Housing) apply?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please confirm details of provision (land or units) are included	<input type="checkbox"/>
If unable to comply, please confirm reasons and viability assessment included	<input type="checkbox"/>

OTHER DEVELOPMENT			
M	GIFA = Gross Internal Floor Area	Existing GIFA m2	Proposed GIFA m2
	• Retail convenience		
	• Retail other		
	• Food/drink		
	• Offices		
	• Industry/Storage & Distribution		
	• Sport/Recreation/Leisure	8073	8179
	• Education/Community/Health		
	• Agriculture/Horticulture	77335	0
	• Infrastructure/Harbour/Airport		
		Existing bed spaces	Proposed bed spaces
	• Visitor Accommodation – Serviced	100	90
	• Visitor Accommodation – Non-serviced	40	same 90
	• Staff accommodation		
		Existing GIFA m2	Proposed GIFA m2
• Other Use (please specify)			

PARKING PROVISION			
N		Existing spaces	Proposed spaces
	• Car	140	244
	• (of which disabled)	4	16
	• Motorcycle	none allocated	can use any of 244
	• Bicycle	none allocated	28+

CHECKLIST (Please tick boxes) or indicate n/a

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**ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;
Please see the guidance notes, PN2 Making a Planning Application, for more details**

Application Forms x2	<input checked="" type="checkbox"/>
Site Location Plan x 4	<input checked="" type="checkbox"/>
Block Layout Plan x 4	<input checked="" type="checkbox"/>
Drawings x 4	<input checked="" type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>

A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;

<p>Sustainable Checklist – a proportional response to IDP policy GP9 A brief written statement addressing the policy text should be submitted. As a minimum for small extensions to dwelling houses this should confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the current Building Regulations.</p>	<input checked="" type="checkbox"/>
<p>Waste Management Plan – for more significant applications, including demolition. Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.</p>	<input checked="" type="checkbox"/>
<p>Construction and Environmental Management Plan (CEMP) for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.</p>	<input type="checkbox"/>
<p>Dower Units – details of relationship between dower and principal dwelling. See Planning Advice Note No1 – Dower Units.</p>	<input type="checkbox"/>
<p>Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.</p>	<input type="checkbox"/>
<p>Affordable Housing viability – where affordable housing requirements of policy GP11 are not to be complied with, an explanation must be provided. See the Supplementary Planning Guidance on Affordable Housing, section 10 for more details.</p>	<input type="checkbox"/>
<p>Visitor viability – where change of use of visitor accommodation is proposed See Supplementary Planning Guidance on Change of Use of Visitor Accommodation to Non-Visitor Accommodation Use, for more guidance.</p>	<input type="checkbox"/>
<p>Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.</p>	<input type="checkbox"/>
<p>Statement of Significance – For work to Protected Buildings.</p>	<input type="checkbox"/>
<p>Survey Plans – Required for work to Protected Buildings and conversions.</p>	<input type="checkbox"/>
<p>Agriculture Priority Areas – Report on suitability of land for farming purposes.</p>	<input checked="" type="checkbox"/>

Please submit 2 copies of this completed form, together with the required sets of plans and other supporting information to: The Office of the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey, GY1 1 FH.