

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 3 additional antennas to building/mill.

LOCATION: Le Hameau Du Noirmont, La Hougue Du Grand Hamel, Pleinheume, Vale.

APPLICANT: Sure Guernsey 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: 09/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan at scale 1:1250, Sure Guernsey Ltd - AB-01, AB-02, AB-03 & AB-04.

Application Ref: FULL/2022/1272

Property Ref: C021050000

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 equipment hereby permitted shall be removed from the site when no longer required for telecommunications purposes or should future developments allow for a reduction in the impact of the equipment or should alternative provision be made on a more satisfactory site elsewhere, whichever is the sooner.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the structure and wider area.

Expiry Date: This permission will cease to have effect on 08/09/2025 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/2022/1272
Property Ref: C021050000
Valid date: 05/07/2022
Location: Le Hameau Du Noirmont La Hougue Du Grand Hamel
Pleinheume Pleinheume Vale Guernsey GY6 8NP
Proposal: Erect 3 additional antennas to building/mill.

Applicant: Sure Guernsey 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.

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).

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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.

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OFFICER'S REPORT

Brief Description of the site:

The application site consists of a detached dwelling-house, which is accessed off a long driveway up to the property. A former mill lies to the west of the dwelling and contains numerous telecommunications equipment within the mill and externally.

The property is located within a Conservation Area and is Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to install 3x 4ft antennas to the mill. The antennas will be painted to match the colour of the mill.

The application was deferred as the agent had not provided a signed International Commission on Non-Ionizing Radiation Protection (ICNIRP) certificate. The agent has subsequently provided such certification following the request.

Relevant History:

FULL/2017/1219	Relocate an existing microwave dish onto the exterior of the windmill building.	Granted
FULL/2017/0586	Install 3 antennas to exterior wall of tower.	Withdrawn
FULL/2012/3000	Install three mobile phone antennae on outside of mill tower.	Granted
FULL/2012/2296	Install 3 no. telecommunications antennae on outside of mill (protected building).	Withdrawn
FULL/2012/0654	Install three antennae on existing mill.	Withdrawn

Existing Use(s):

Mill used for telecommunication purposes.
Dwelling-house – residential use class 1.

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:

GP4 Conservation Areas
GP8 Design
IP11 Small-scale Infrastructure Provision

Consultations:

The Office of Environmental Health and Pollution Regulation – original comments:

"I have reviewed the proposed plans for Le Hameau Du Noirmont, La Hougue Du Grand Hamel, Pleinheume, Vale which were received by post on 18th July 2022.

I noted that a Cellular Mast Emissions Survey is included with the application. However, the applicant must provide a signed International Commission on Non-Ionizing Radiation Protection (ICNIRP) certification in respect of the proposed installations to demonstrate that they comply with the ICNIRP Public Exposure Guidelines.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter."

Additional comments:

"I have reviewed the additional information received via email on 31st August 2022 for the proposed plans for Le Hameau Du Noirmont, La Hougue Du Grand Hamel, Pleinheume, Vale.

Thank you for supplying a signed International Commission on Non-Ionizing Radiation Protection (ICNIRP) certification in respect of the proposed installations to demonstrate compliance with the ICNIRP Public Exposure Guidelines. I have no further comments.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter."

Conclusion/Brief comment:

Policy GP4 (Conservation Areas) states that proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Policy IP11 (Small-Scale Infrastructure Provision) states that proposals for small scale infrastructure will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with other relevant policies of the Plan.

The applicant has set out in the letter of 13th June 2022, that the installation of the proposed antennas will enable the applicant to replace a mobile site at La Garenne Park. The proposed equipment will help to improve technologies and signal to multiple homes and businesses within the vicinity and future proof the mobile network.

The applicant has demonstrated that they are seeking to share the former mill with existing providers thus making the most effective and efficient use of the site.

In addition, the applicant has satisfactorily demonstrated that the proposed mobile antennas will comply with the public exposure guidelines of the International Commission on Non-Ionizing Radiation (ICNIRP).

In terms of Policy GP8 (Design), the antennas will be attached at various points around the former mill. The antennas are of a size that will not have a significant adverse effect, or through their cumulative effect, on visual amenity to warrant refusal. In addition, the antennas are also shown to be painted on the elevation drawings which will help to limit their visual effect. Consequently, the application is considered compliant with Policy GP8.

Due to the certification provided, the proposed antennas are not considered to adversely affect the amenities of neighbouring residents.

It is not considered necessary for the applicant to demonstrate that the proposal has been designed to take into account the criteria of Policy GP9 (Sustainable Development) due to the type and scale of development.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

On this basis, the application is compliant with the relevant Island Development Plan policies, it is therefore recommended that planning

Recommendation:
Grant with Conditions



Date: 08/09/22