

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 replacement telecommunications mast with associated equipment and fencing.

LOCATION: Pumping Station, Route De La Mare De Carteret, Castel.

APPLICANT: Sure Guernsey 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: 04/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Sure: Block Plan (date stamped received 12/03/25), Site Plan, 201B, 300B, 301B, 302B, 303B

Application Ref: FULL/2025/0419

Property Ref: D01884D005

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. Within 2 months of the approved telecommunications mast being installed, the existing mast and equipment shall be taken down and removed from the site.

Reason - To secure the removal of the existing equipment within a reasonable timeframe in the interests of safeguarding the character and appearance of the locality.

5. The landscaping shown on the approved drawings shall be planted in the first planting season following the installation of the approved mast. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally planted.

Reason - to assimilate the development into its surroundings in the interests of visual amenity.

6. 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. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

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

Expiry Date: This permission will cease to have effect on 03/07/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that the application site lies within a flood risk area, and therefore any replacement infrastructure in this area should be appropriately sited in the future to ensure that it is resilient to the effects of coastal flooding.

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/2025/0419
Property Ref: D01884D005
Valid date: 12/03/2025
Location: Pumping Station Route De La Mare De Carteret Castel
Guernsey GY5 7FL
Proposal: Install replacement telecommunications mast with associated
equipment and fencing.
Applicant: Sure Guernsey 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.

4. Within 2 months of the approved telecommunications mast being installed, the existing mast and equipment shall be taken down and removed from the site.

Reason - To secure the removal of the existing equipment within a reasonable timeframe in the interests of safeguarding the character and appearance of the locality.

5. The landscaping shown on the approved drawings shall be planted in the first planting season following the installation of the approved mast. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally planted.

Reason - to assimilate the development into its surroundings in the interests of visual amenity.

6. 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. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

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

INFORMATIVES

Please note that the application site lies within a flood risk area, and therefore any replacement infrastructure in this area should be appropriately sited in the future to ensure that it is resilient to the effects of coastal flooding.

OFFICER'S REPORT

Site Description:

The application site consists of Cobo Pumping Station, located to the west of La Mare Playing Fields and east of Long Port Car Park. The Station is located north of a building which consists of residential apartments, and a public footpath.

The site is situated Outside of the Centres as defined in the Island Development Plan. The site is bounded by a Site of Special Significance to the north and east of the site.

Relevant History:

PAPP/2008/0338	Erect 12.5m pole, antennas and base station cabinets.	Granted
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Existing Use(s):

Cobo Pumping Station

Brief Description of Development:

Planning permission is sought to install a replacement telecommunications mast with associated equipment and fencing. The proposal involves removing an existing telecoms monopole mast and installing a replacement slimline lattice mast.

The replacement mast will be 5m higher than the existing monopole and will consist of a lattice structure.

The application was deferred to clarify the proposal, as well as concerns being raised over the potential impact on neighbour amenity through noise emissions from the equipment housed in the cabinets. A landscaping scheme was also requested to help assimilate the development into its surroundings.

The agent has set out in their letter of 1st May which is paraphrased below:

The mast is needed to improve and provide all aspects of mobile telephony services, indoor and outdoor provision for Grandes Rocques, La Mare De Carteret and Cobo Areas. It is to improve the network and customer demand for future services, such as faster 4G and 5G and mobile broadband services. Other slimline masts has been approved in other areas of the Island including, the Track, Victoria Avenue, Guernsey Tennis Club, Northfield Football Club and Earlswood Garden Centre. There are no other structures, buildings or masts nearby for alternative accommodation, which is why the site was chosen originally by Airtel Vodafone when building their mobile network. There is no intention to paint the mast. The increased 2m height, from 13m to 15m is to help increase the coverage footprint rather than apply for extra structures in the area. Lattice structures offer more flexibility in antenna direction for coverage areas, where a monopole offers only fixed 120 degree coverage, leading to areas that are not sufficiently covered as the antenna are in a fixed position.

Notwithstanding the agent's letter, the agent has since confirmed in an e-mail dated 23rd May, that the proposal will utilise the existing Nokia Radio cabinets that have been on site and operational for more than 10 years, and the proposed Ericsson 6140 cabinets will be removed from the application, in attempt to overcome concerns raised.

A landscaping scheme has also been submitted to help screen part of the development in public view.

The application has been accompanied by a signed declaration of conformity that the proposed equipment and installation will meet International Commission on Non-ionizing Radiation Protection (ICNIRP) public exposure guidelines.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP1 Landscape Character and Open Land
S5 Development of Strategic Importance.
IP11 Small-scale Infrastructure Provision
GP8 Design
GP17 Public Safety and Hazardous Development

Representations:

The Authority has received two representations objecting to the proposal. Grounds for objection principally relate to the following issues:-

- The drawings submitted are inaccurate in suggesting that the existing landscaping will obscure the mast.
- Relocating the mast to the north of the pumping station would reduce its prominence, improve signal, and position it further away from the public.

Consultations:

The Office of Environmental Health and Pollution Regulation's original comments:

"I have reviewed the proposed plans for the installation of replacement radio equipment at the above site. There is currently insufficient information for me to be able to comment fully on the application.

I note that the proposals include the installation of a Sure baseband cabinet. I have concerns that noise associated with this cabinet could impact the amenity of residents living near to the site. I would therefore welcome the applicant to provide further details regarding the equipment housed within the baseband cabinet, including the acoustic specifications of any noise generating equipment, such as a climate control system, to enable me to assess whether the operation of the equipment could affect the amenity of nearby residents.

I would be grateful if these issues are considered during the determination of this application.

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

The Office of Environmental Health and Pollution Regulation's further comments - Additional information:

“Having reviewed the additional supporting information submitted by Sure on 1st May 2025, which includes acoustic data for an Ericsson 6140 cabinet, I confirm there is still insufficient information provided for us to be satisfied that the cabinet and internal equipment will not adversely affect the amenity of nearby residents.

An approximate acoustic distance calculation has been carried out, based on the provided sound pressure level data, which shows that the noise level for a 100% load at an ambient temperature of 30°C would be 67.2 dB at 1 meter away. It should be noted that the calculation uses a more conservative temperature and decibel level than the data shown for 45°C, to reflect what we perceive to be a realistic scenario. The calculation result shows that the predicted noise level at the nearest noise sensitive receptor would be approximately 40 dB. We are concerned that this could cause an adverse impact, especially at night-time as the background noise level for the area is likely to be below 40 dB.

We believe that a noise level which is 5 db below the existing background level is achievable with mitigation, and we would advise the applicant to appoint an acoustic consultation to explore potential mitigation measures.

I would request that further information is provided to further support the application which shows the following:

- Details of the proposed noise mitigation measure(s) to be applied / installed*
- Acoustic specifications and reduction calculations of the proposed noise mitigation measure(s)*
- Evidence that the proposed noise mitigation measure(s) will attenuate the cabinet / equipment to at least 5 dB(A) below the existing background noise level*

I have attached a list of consultants who are prepared to operate on the island. Please note that inclusion on the list does not infer any kind of recommendation by the department.

Any measurements and assessment must be made in accordance with British Standard 4142:2014+A1:2019.”

The Office of Environmental Health and Pollution Regulation’s further comments – omission of proposed cabinets:

I have reviewed the additional information provided in relation to the installation of a replacement mast at the above site which was provided by email on 23rd May 2025.

I note that the application intends to utilize the existing Nokia Radio cabinets at the site and that the Ericsson 6140 cabinets will not be included. Given that there is no new equipment proposed at the site and a declaration has been provided that confirms the replacement mast will conform with the International Commission on

Non-ionizing Radiation (ICNIRP) Public Exposure Guidelines, I can confirm that I do not wish to raise any objections to the proposals.

I would be grateful if these issues are considered during the determination of this application.

Guernsey Airport:

No comments.

Summary of Issues:

- Whether the design, scale, siting of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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.

Principle of the development proposed

The Island Development Plan confirms that proposals for new telecommunication masts will be considered under Policy S5: Development of Strategic Importance which states that:

“Proposals for development that is of Strategic Importance and which may conflict with the Spatial Policy or other specific policies of the Island Development Plan but which is clearly demonstrated to be in the interest of the health, or well-being, or safety, or security of the community, or otherwise in the public interest may, exceptionally, be allowed where:

- a) there is no alternative site available that, based on evidence available to the Authority, is more suitable for the proposed development; and,*
- b) the proposals accord with the Principal Aim and relevant Plan Objectives”.*

Also of relevance is Policy IP11 (Small-scale infrastructure provision) which 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 the other relevant policies of the Plan. It is expected to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

The proposal seeks to replace and upgrade existing infrastructure provision in an established location. Consequently, the proposal will positively contribute to the maintenance and support of efficient and sustainable infrastructure. The principle of the development is acceptable in accordance with planning policy.

Design and Landscape Character and Open Land:

In terms of Policy GP8 (Design), the proposed mast will be higher, of greater diameter and of a different design and appearance to the existing monopole. The mast will be more conspicuous than the existing mast given its height, diameter, form and overall design, and the resultant effect of the development is likely to have a greater impact on the character and visual amenity of the surrounding area. However, when considering the justification submitted, and in context with the existing telecommunication mast, the proposal would not be so substantially different to cause unacceptable harm. It is noted that other masts of a very similar design have been approved elsewhere on Island. A landscaping scheme has also been submitted which will help to mitigate the visual impact once mature.

It is however considered necessary and reasonable that the equipment be removed from the site if no longer needed, and that the existing mast is removed within a reasonable timeframe, in the interests of visual amenity.

In this regard, the proposal is supported under Policy GP1 and GP8.

Public Safety and neighbour amenity:

Guernsey Airport do not wish to make comment on the application. Located within 5km of the airfield, the proposal would not undermine public safety with regard to risk to the operation of the Airport.

The representations have been carefully considered; however, it is concluded that the proposal will not have an unacceptable impact on the amenities that nearby residents might reasonably expect to enjoy.

The revised scheme has omitted the proposed cabinets. This has negated initial concerns raised by the Office of Environmental Health and Pollution Regulation in terms of potential noise nuisance.

The application has been supported by a declaration that the installation will conform with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

Whilst 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 nature of development, together with the extent of infrastructure provision in and around the pumping station building. It is however advisable to highlight, through an informative, that the area in question lies within a flood risk area and therefore any replacement infrastructure in this area should be appropriately sited, or appropriately adapted, in the years to come to ensure that the infrastructure provision is resilient to the effects of coastal flooding.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purposes of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 02/07/2025

