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 electricity substation with GRP enclosure.

LOCATION: Les Blanc Bois, Rue Cohu, Vale.

APPLICANT: Guernsey Electricity 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: 15/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-01-69 D24

Application Ref: FULL/2025/0768

Property Ref: C021800000

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.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones.? Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The substation is close to residential property and a limit on the noise generated is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 14/07/2028 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/2025/0768
Property Ref:	C021800000
Valid date:	08/05/2025
Location:	Les Blanc Bois Rue Cohu Vale Guernsey GY5 7SY
Proposal:	Install electricity substation with GRP enclosure.
Applicant:	Guernsey Electricity Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site is situated to the west of the access road through the site, leading north to Route de la Charruee. Residential properties are situated to the east of the access driveway and to the north of the site, fronting the road. Land to the south is open and undeveloped.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None relevant.

Existing Use(s):

Verge area at Les Blanc Bois

Assessment: *(Tick as appropriate)*

no representation		visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

Island Development Plan policies:

IP11: Small-scale Infrastructure Provision
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development

Representation:

Two letters of representation on behalf of a number of nearby residents have been submitted raising the following comments and concerns:

- Without the permission of one of the residents in the past to a wider access for emergency vehicles for Les Blanc Bois there would not have been a residential home The area is very tranquil with varied bird life
- The proposed substation will impact on outlook from the dwelling and garden of Kon Tiki
- The substation will result in noise impact
- Its position could impact on access for maintenance of the boundary where the substation is to be located
- The driveway is used by all residents for access but also for services/workmen etc to those properties, the road has been dug up for pipes to be laid. The road would be patched up in places which does not look nice and may impact on access to an existing garage which is in constant use
- The development will devalue properties
- The substation should be located somewhere more appropriate than by houses, the field is large enough for it to be located elsewhere

Consultations:

Office of Environmental Health and Pollution Regulation – requested additional information.

Commented on the additional information:

I have been unable to use the findings of the submitted report as it was produced in relation to a different site. However, as the supporting email confirms that the substation is identical to the installation proposed at the above site, I have been able to utilise the sound power level detailed in the report to perform an approximate acoustic calculation. The results suggest that the installation as proposed should not exceed a level 5 dB(A) below the existing background noise level at the nearest noise sensitive property.

In order to protect the amenity of nearby residents, I therefore recommend that the following condition is attached to any consent granted for this application:

- Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Conclusion/Brief comment:

It is understood that electricity transmission and distribution, includes sub-stations and are essential infrastructure required to ensure inhabitants of Guernsey have access to electricity. Substations have a finite life and it is necessary to continually replace and upgrade substations. New substations are required for new and expanding electricity requirements (domestic and commercial).

The scheme would contribute to the maintenance and support of efficient infrastructure and meets the aims of Policy IP11 of the Island Development Plan.

The substation will be within the application site and away from road frontages. It is not considered to have an unacceptable adverse effect on the open landscape concerned with regard to GP1. Although concerns have been raised about outlook from adjoining properties the substation is on the opposite side of the roadway to many nearby properties and the roadway is tree lined which, particularly in the summer months, will help to mitigate the change in outlook from adjoining properties. The GRP covered substation would represent a good standard of design that respects the local open landscape concerned in accordance with the aims of Policy GP8.

Although the public consultation has challenged location of the substation, the Planning Service must consider the application presented to them.

The GRP enclosure will provide a shield to the noise generated by the equipment housed within. Furthermore, a planning condition has been recommended by the Office of Environmental Health and Pollution Regulation in order to address the potential noise nuisance that could arise from the proposed development. Overall, it is concluded that the development will not have an unacceptable impact on the amenities of the residential property to the north having regard to Policies GP8 and GP9 of the Island Development Plan. It would be unreasonable for the Planning Service to require the equipment to be relocated. There would be insufficient grounds on which to refuse the current application.

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 matter raised through the public consultation process about the value of properties this is not a material planning consideration and cannot be taken into account as part of the assessment and determination of an application.

In view of the above it is recommended planning permission is granted for the proposed development.

Recommendation:
Grant with Conditions [x]

Date: 14/07/2025