

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 mast with radar antenna and cameras to north of Les Hures and associated works.

LOCATION: Mont Cuet Refuse Site, Rue Des Grands Camp, Mont Cuet Road, Vale.

APPLICANT: Mr J Way

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: 14/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: States of Guernsey Property Unit:
6239/048 Revision C
Sirius Insight: P43.01 1/2 & 2/2; Equipment specifications

Application Ref: FULL/2025/0901

Property Ref: C017530000

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 8 weeks of the radar being made operational, it must be certified that the installation conforms with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

Reason - In the interests of public health and safety.

5. The mast, equipment, plinth and access road hereby permitted shall be removed from the site within six months of the cessation of use of those elements for the purposes set out within this application. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority within one year of the cessation of such use, or such other period as may be agreed beforehand 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 13/10/2028 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

PLANNING APPLICATION REPORT

Application No: FULL/2025/0901
Property Ref: C017530000
Valid date: 16/07/2025
Location: Mont Cuet Refuse Site Rue Des Grands Camp Mont Cuet Road
Mont Cuet Road Vale Guernsey GY3 5AT
Proposal: Erect mast with radar antenna and cameras to north of Les
Hures and associated works.
Applicant: Mr J Way

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 8 weeks of the radar being made operational, it must be certified that the installation conforms with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

Reason - In the interests of public health and safety.

5. The mast, equipment, plinth and access road hereby permitted shall be removed from the site within six months of the cessation of use of those elements for the purposes set out within this application. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority within one year of the cessation of such use, or such other period as may be agreed beforehand 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.

OFFICER'S REPORT

Brief Description of the site:

The proposal is to erect a lattice mast, supporting a radar antenna and 6no electro optic cameras, together with service cabinets, all mounted on a concrete plinth, to enhance the existing coverage of the Island's maritime areas. The mast, without plinth, would reach a total height of 8.23m and would be located to the north of Les Hures road, to the north-east of the existing green waste site and to the south of the main refuse site. A new access track will be formed from Les Hures, comprising gravel filled gridforce on a solid hardcore base, and a gate will be formed in the previously approved perimeter fence to the refuse site. The mast will be made of anodised aluminium, in its natural colour.

The location is Outside of the Centres within the Island Development Plan.

In support of the application the following points are made:

- The mast needs to be located adjacent to the north coast, positioned at least 20m above sea level;
- Ground level at the proposed point of installation is 20-21m above sea level, therefore the anticipated overall height of the mast and equipment would be 28-29m above sea level.
- Other locations were considered, however such locations were compromised by land-based obstructions;
- The site needs to be secure, with access to an electrical power supply and data connection;
- CCTV signs will be mounted on the mast only.

The application was initially deferred to seek more detailed plans showing all elements of the proposed structures.

Relevant History:

FULL/2022/0443 Development of land to establish a new quarry (Phases 1 & 2 of mineral extraction) including demolition of dwelling, closure of Rue des Grands Camps, installation of plant, perimeter fencing and gates and removal of existing and installation of new facility buildings within the Mont Cuét reception area. Approved 17/10/2022

FULL/2022/2390 Excavate earthbanks, erect retaining wall, fencing and gates, erect outbuilding/reception for public green waste facility. Approved 13/04/2023

FULL/2024/1696 Install mast and triangulation pillar on bunker roof to west of headland. Approved 06/12/2024

FULL/2024/1851 Realignment of security fencing around site perimeter. Approved 15/01/2025

Existing Use(s):

Refuse site.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

Island Development Plan Policies:

S5: Development of Strategic Importance

GP1: Landscape Character and Open Land

GP8: Design

GP17: Public Safety and Hazardous Development

Consultation responses:

The Office of Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans for the installation of a 10m mast with radar antenna and CCTV cameras to the north of the above site.

I have concerns about the risk of public exposure from non-ionizing radiation from such installations. I note that the application does not include certification that the installation will comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP). I would therefore recommend that the following condition is attached to any consent granted for this application:

- The applicant must certify that the proposed installation conforms with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

Conclusion/Brief comment:

The submitted information demonstrates that the proposed development is in the interest of the security of the community, and is therefore of strategic importance, and successfully demonstrates that the proposed site is the most suitable for the installation.

The northern extremity of the Island is generally open scrubland, and the proposed location for the mast is elevated above that land, visible in short and long views from the south. The area is also visible from the surrounding sea, although the topography to the west and east limits short views from the land in those directions. The proposed mast will project above the existing landform and will form an obvious feature on the skyline above the surrounding natural landscape, notwithstanding the presence of the waste reception area and developing quarry at a lower level to the west.

It is however noted that permission was granted in 2024 for the erection of a 10m mast on the bunker to the west of Chouet headland, which extends to a height of c25m above sea level, and a further mast is visible to the east of the proposed location, towards the golf course buildings.

On balance, taking into account the strategic need for the development and the visibility of other such structures in the locality, the impact on landscape character is not considered sufficient to warrant refusal of the application. It is however recommended that the decision be conditioned to ensure removal should the structure become redundant.

The mast would be located at sufficient distance from nearby residential property to prevent undue impacts on those properties however, in the interests of public safety, it is recommended that the decision be condition to require certification that the proposed installation conforms with the relevant guidelines, as recommended by the Office for Environmental Health and Pollution Regulation above.

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.

Recommendation:

Grant with Conditions



Date: 10/10/2025

