

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 plant and bin store, alterations to existing earthbanks, install hardstanding to create passing point and alter parking layout (Part Retrospective).

LOCATION: Land adjacent to, Guernsey Airport, Forest.

APPLICANT: Cassutt Speciali 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: 26/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Civils: 2125-TEQ-1021 P5, 1023 P3, Rookwool Acoustic Details and ASHP specifications

Application Ref: FULL/2025/1886

Property Ref: H00604A000+H006050000

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 landscaping scheme shall be fully completed, in accordance with the details provided on the approved plans, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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 required to be planted.

Reason - In the interest of visual amenity.

5. 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 - To ensure there is no harm to neighbour amenity through the generation of noise.

6. The hours of operation of the plant and machinery incorporated within the development shall be limited to between 07.30 hours and 19.30 hours only, each day.

Reason: In the interest of protecting neighbour amenity.

Expiry Date: This permission will cease to have effect on 25/03/2029 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/2025/1886
Property Ref: H00604A000+H006050000
Valid date: 16/12/2025
Location: Land adjacent to Guernsey Airport Forest Guernsey GY8 ODS
Proposal: Erect plant and bin store, alterations to existing earthbanks, install hardstanding to create passing point and alter parking layout (Part Retrospective).

Applicant: Cassutt Speciali 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).

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 landscaping scheme shall be fully completed, in accordance with the details provided on the approved plans, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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 required to be planted.

Reason - In the interest of visual amenity.

5. 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 - To ensure there is no harm to neighbour amenity through the generation of noise.

6. The hours of operation of the plant and machinery incorporated within the development shall be limited to between 07.30 hours and 19.30 hours only, each day.

Reason: In the interest of protecting neighbour amenity.

OFFICER'S REPORT

Site Description

The site is located adjacent to the airport runway, and is comprised of flat, agricultural land. The site is currently a building site, with the construction of an aircraft hangar currently taking place within the northern part of the site, this was approved under FULL/2013/1425.

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

Relevant History:

FULL/2025/1550 - Erect temporary site accommodation and facilities, install hardstanding and fencing associated with the development of an aircraft hangar with taxiway, apron and associated car parking area to west of existing Aero Club hangar (FULL/2013/1425) – granted

FULL/2013/1425- Variation to plans previously approved to erect an aircraft hangar with taxiway, apron and associated car parking area to west of existing Aero Club hangar- (Revised hangar doors on north elevation and roller shutter door on south elevation)- granted.

Adjacent site-

FULL/2025/1872- Storage of associated building material on site for temporary period (retrospective) - pending decision

Existing Use(s):

28 Agricultural

Brief Description of Development:

The application proposes the erection of a bin and plant store, alterations to existing earthbanks to allow for the installation of hardstanding to create a passing point, along with alterations to the parking layout, installation of EV points, and new landscaping. The works are required in connection with the new aircraft hangar which is currently under construction to the north of the site.

Revised plans were submitted during the course of the application, these removed the electrical substation and acoustic timber panels. Internal acoustic treatment is now proposed to the plant store, with the exterior revised from timber cladding to trapezoidal metal cladding to match the hangar.

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

GP1- Landscape Character and Open Land;

GP8- Design

GP9- Sustainable Development

IP4- Airport Related Development

OC5(A)- Agriculture Outside of the Centres - within the Agriculture Priority Area (APA).

Representations:

None received

Consultations:

The Office of Environmental Health and Pollution Regulation were consulted on the proposal and made the following observations:

The submitted Site Location Plan indicates that the proposed electricity substation is to be

located on the boundary of the nearest residential noise sensitive receptor, approximately 20 metres from the dwelling. I also note that the proposed plant and bin store is to be located approximately 25 metres from the same property. I have concerns regarding the potential noise impact that the substation and plant may have on the residential property, both individually and cumulatively when operated together. In the absence of any acoustic information relating to the proposed

substation and plant, I am unable to assess the potential noise impact of the development or determine whether the proposal would result in an unacceptable impact on residential amenity or give rise to the risk of statutory nuisance.

*With regard to the **electricity substation**, I request that the applicant submits the following information:*

- Manufacturers' specifications of the proposed substation (including acoustic data)*
- Details of any acoustic attenuation that the GRP enclosure may provide*

*With regard to the **plant store**, I request that the applicant supplies the following information:*

- Manufacturers' specifications of the proposed plant (including acoustic data)*
- Details of any proposed attenuation measures to reduce plant noise levels*

The applicant is advised that all new fixed installations of plant and equipment should operate at least 5 dB(A) below the lowest background noise level at any time, which is typically during the night period. Should further information be submitted which indicates that this standard will not be achieved, it is likely that a BS 4142 acoustic assessment will be required in order to determine the potential impact on the nearest noise sensitive receptor.

Revised plans were submitted along with the additional information requested and the following comments were made:

I refer to my letter dated 30th January 2026, in which I requested further information about the proposed electricity substation and plant store. I have reviewed the response emails and attachments provided by Marc Rand of Civils Ltd, on behalf of the applicant, dated 2nd February (11:49 hours), 10th March (12:18 hours) and 18th March (10:25 hours).

It is confirmed in the emails that the electricity substation will no longer be installed, and I therefore withdraw my previous comments on this part of the application.

Regarding the plant store, I have examined the submitted data sheet for the proposed Mitsubishi external air conditioning unit, model PUHY-P350YNW-A (-BS). Using the manufacturer's acoustic data, I have carried out an approximate acoustic distance calculation at the nearest noise sensitive receptor which indicates that the plant will operate above the predicted background noise level in the area.

The applicant has submitted the SRL laboratory test report (Ref: 82289-SRL-RP-XT-001-P1) for the proposed ROCKWOOL RW slabs. This confirms that the RW3 product exhibits sound absorption properties and would assist in reducing reverberation within the enclosure. The report identifies an absorption coefficient (α_w) of up to 1.0 for RW3 at greater thicknesses, which represents a high level of sound absorption performance.

However, the submitted report relates to sound absorption testing (BS EN ISO 354) and does not assess the overall sound insulation performance of the enclosure or quantify breakout noise. As such, it does not demonstrate that the proposed lining would achieve the level of attenuation required to reduce the calculated rating level at the nearest sensitive receptor from approximately 47 dB to 35 dB (i.e. at least 5 dB below an assumed 40 dB background level).

Furthermore, the report does not appear to include test data specifically for RW3 at the proposed 50 mm thickness.

Notwithstanding the above, the use of internal acoustic lining is noted and is likely to provide some reduction in noise emissions. On balance, and given the scale of the development, it is considered reasonable to control impacts by condition rather than require a full acoustic assessment at this stage.

Therefore, to protect resident amenity in the area, I recommend that the following conditions are 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.*
- The hours of operation of the plant and machinery incorporated within the development shall be limited to between 07:30 hours and 19:30 hours each day.*

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

Guernsey Airport were also consulted on the application, but no comments were received.

Summary of issues:

The primary issues are the principle of development along with the visual impact of the development on the character of the area and 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).**

Policy IP4 supports the expansion of airport related uses on land which adjoins the airport or is in close proximity, assessing each application on a case-by-case basis depending upon the nature of the use proposed and the impact of the development. Such applications would be supported where they would:

- a. Complement and support the efficient and effective operation of the airport; or,
- b. Enhance the contribution the airport makes to the economy through ancillary development.

The policy also advises that where the site is immediately adjoining airport land the proposal will also need to demonstrate the following additional criteria:

- c. That there are no suitable sites available on airport land on which the development could be located; and,
- d. The development will not have unacceptable adverse impacts on adjoining uses; and,
- e. The proposals accord with the Principal Aim and relevant Plan Objectives and General Policies of the Island Development Plan (IDP).

The approved hangar development supports the longer-term development strategy of the airport. The proposal will provide better facilities for modern business jets which are currently lacking and so the hangar development is essential to the airport's longer-term efficiency and service capacity.

The proposed passing point provides improved access for emergency services and refuse vehicles, and requires the removal of a section of earthbank. The re-alignment of the road allows for improved parking arrangements, wider spaces and the provision of a disabled parking space and 2x EV charge points. A plant and bin store is proposed to fulfil the functional requirements of the proposal. The proposal therefore facilitates the expansion and enhancement of an ancillary airport development and its functional and operational needs.

With regard to Policy IP4 criteria e, the Principal Aim and relevant Plan Objectives of the IDP are the overarching guidelines which inform the policies of the plan. To address this, the construction of the hangar is considered a strategic airport related development which enhances operational capacity and contributes to the local economy, therefore supporting a sustainable economy and employment.

The removal of the earthbank and alterations to the access to create a passing place are appropriate developments which will not harm the landscape character of the area. The proposed landscaping will be conditioned to ensure planting takes place following completion of the construction work to ensure screening and long term enhancement of the site.

The proposal therefore by providing associated service/infrastructure enhancements for the hangar development, supports the economy, enables strategic airport development and minimises landscape impact, and so does not conflict with the overarching objectives of the Island Development Plan.

The impact of the development on the neighbours is considered generally acceptable, the visual impact will be limited by the location away from neighbouring properties, and against the general backdrop of the new hangar and airfield. Considering that the proposal is unlikely to have a significant adverse effect on the landscape character and visual amenity of the area.

The impact in relation to noise and disturbance from the plant equipment should be acceptable given the location of the plant store away from most residential properties and the acoustic mitigation provided which will be subject to an appropriate condition controlling times of use and noise. This is necessary as although the development is largely away from residential dwellings, there is one dwelling adjacent to the site which is approx. 26m from the plant equipment and sufficiently close to warrant protection by condition.

The proposal, overall, is acceptable in relation to Policies GP1, and GP8.

Approval is therefore recommended, subject to relevant and necessary conditions.

Date: 26/03/2026