

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: Demolish existing 2 masts, erect mast and associated works to south-east of site.

LOCATION: Driftwood Inn, Rue Des Crabbes, St. Saviour.

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: 23/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Sure: 201A, 301A, 302A, 303A, 304A, 401A, 650A

Application Ref: FULL/2026/0094

Property Ref: E01133A000

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 two existing masts attached to the building shall be dismantled and all materials removed from the site within three months of the mast hereby approved being constructed and first brought into use.

Reason - To avoid a proliferation of telecommunication equipment in the interests of visual amenities.

5.The mast hereby permitted shall be made available for mast sharing in the event of other telecommunications operators requiring similar facilities in the future.

Reason - To prevent an unnecessary proliferation of masts in this area, which would adversely affect the character and appearance of the locality.

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 22/04/2029 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/2026/0094
Property Ref: E01133A000
Valid date: 05/02/2026
Location: Driftwood Inn Rue Des Crabbes St. Saviour Guernsey GY7 9NA
Proposal: Demolish existing 2 masts, erect mast and associated works to south-east of site.
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. The two existing masts attached to the building shall be dismantled and all materials removed from the site within three months of the mast hereby approved being constructed and first brought into use.

Reason - To avoid a proliferation of telecommunication equipment in the interests of visual amenities.

5. The mast hereby permitted shall be made available for mast sharing in the event of other telecommunications operators requiring similar facilities in the future.

Reason - To prevent an unnecessary proliferation of masts in this area, which would adversely affect the character and appearance of the locality.

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.

OFFICER'S REPORT

Site Description:

The application site comprises a hotel building situated to the south of Route de La Perelle. Surrounding the site the area comprises residential properties to the south, east and west with a petrol filling station and small shop situated further west. To the north the property faces Perelle Bay and the Coast.

The site is accessed off Route de La Perelle towards the northeast corner of the site and car parking is situated to the north and east of the main building. To the rear (south) of the property is a lawned area, and in the southwest corner of the site is a swimming pool and staff quarters.

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

Relevant History:

FULL/2025/1714	Extend at ground floor level and create balconies at 1st floor level and install sign to north (front) elevation, alterations to create cycle parking area, landscaping and associated works to north (front) of site.	Granted 02/01/2026
FULL/2024/0277	To change the use of part of the existing hotel (Use Class 7) to create seven residential flats/apartments (Use Class 2) and to upgrade and redesign the remaining part of the existing hotel to ensure that a minimum 4 star tourism standard is achieved including alterations to the external fenestration with ancillary parking, access and amenities.	Granted 05/06/2025
FULL/2020/0874	Replace existing tri sector antenna with 3 sector antennas mounted on existing steelwork.	Granted 17/09/2020
FULL/2015/0668	Erect 2 metre mast with 0.7m antenna to side of pumping station.	Granted 29/04/2015
FULL/2009/1871	Erect two replica flag pole telecommunication antennas and install three equipment cabinets.	Granted 13/10/2009

Existing Use(s):

Visitor Economy Use Class 7: Serviced Visitor Accommodation

Brief Description of Development:

Planning permission is sought to replace two existing telecommunication monopoles masts situated on the hotel building with a single standalone wood effect 12m mast with associated equipment. Attached to the mast will be three antennas.

The application has been accompanied by an ICNIRP declaration.

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

S5: Development of Strategic Importance;
GP4: Conservation Areas;
GP8: Design;
GP9: Sustainable development;
IP11: Small-scale infrastructure provision.

Representations:

None

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 25th February 2026 stated the following:

"I have reviewed the proposed plans to "demolish existing 2 masts, erect mast and associated works to south-east of" the Driftwood Inn which were received by email on the 6th February 2026 and I do not wish to raise any objections to the proposals. I see the declaration of conformity with ICNIRP exposure guidance has already been furnished as part of the application and thus have no further comments.

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

Guernsey Airport

By email dated 20th April 2026 raised no objection to the proposal.

Summary of Issues:

The key issues relate to the principle of the proposed development, its effect on the character and appearance of the locality/surrounding area and on residential amenity.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The development is considered to be of strategic importance and offers connection between other parts of the island/other islands. It is not of island-wide significance for the purposes of Environmental Impact Assessments (EIA) and an EIA is not deemed necessary in this case.

The principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Consistent with the SLUP, the policies of the IDP make provision for new infrastructure (basic facilities, services and installations needed for society including communications systems, water, power lines) while seeking to support and make

better use of existing infrastructure to prevent unnecessary provision to the detriment of other objectives of the Island Development Plan. Infrastructure is taken as physical structures and large physical networks needed for the functioning of a modern society including communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.).

Plan Objective 6 seeks to achieve the provision of infrastructure where required for the most effective and efficient functioning of the Island, in order to meet the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan.

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 the other relevant policies of the Plan. In all cases the applicant will first be required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

The IDP confirms that proposals for new telecommunication masts will be considered under Policy S5: Development of Strategic Importance and in relation to such proposals the impacts on public health will be assessed by the Office of Environmental Health and Pollution Regulation against latest standards and guidance. For the purposes of this application, therefore, the most relevant planning policy against which to assess the proposal is Policy S5: Development of Strategic Importance.

Policy S5 (Development of Strategic Importance) 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”.*

The submission sets out that the proposed single mast will replace two existing white steel monopole masts that are currently attached to the hotel building at a height of 10m from ground level. The replacement mast will improve and provide all aspects of mobile telephony services (indoor & outdoor) in the area and will continue services for existing customers following the decommission and removal of existing antennas at the Reservoir site that were attached to the reservoir wall. Furthermore, the mast is to improve the network and customer demand in future including faster 4G, 5G and mobile broadband. Confirmation has been provided as part of the application that there are no other structures, buildings or masts nearby for alternative accommodation which is why the site was originally chosen when building their mobile network in 2009.

Based on evidence available to the Authority therefore, there is not a more suitable alternative site for the proposed development. The proposal accords with the Principal Aim of the Plan, Plan Objective 6 and S5, as described above.

Impact on the character of the locality/surrounding area

Policy GP8 seeks to ensure that proposals for new development achieve a high standard of design whilst making effective and efficient use of land and respecting the character of the local built environment or the open landscape concerned. Development should also give consideration to the amenities of occupiers and surrounding neighbours, provide soft and hard landscaping where this reinforces local character or mitigates the development.

The proposed mast will be located circa 20m southeast of the main hotel building, immediately to the south of an existing outbuilding on the site, and to the west of an agricultural building on an adjacent site. Although visible in viewpoints from the surrounding area and from open land to the east, the proposal will replace two existing 10m high masts that are attached to the building and will also be seen in context with the hotel building. In this context there would be no significant adverse effect on the landscape character when viewed against the scale and mass of the adjacent hotel building nor would the proposal give rise to any significant impacts on visual amenity that would justify refusal of the application. The size, materials and appearance of the proposed development is considered satisfactory given its intended purpose. Consequently, the application accords with Policy GP8: Design.

However it is recommended that to safeguard the character and appearance of the locality it is recommended that a condition be included on any permission for the equipment to 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.

Impact on residential amenity

A declaration of conformity has been provided in respect of Public RF Exposure Guidelines (ICNIRP Certificate) and the Office of Environmental Health & Pollution Regulation raise no objections to the proposal.

The proposal would be situated sufficient distance from any neighbouring properties to ensure that no harm is caused regarding overshadowing or loss of light.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations. These issues where relevant have been considered in the assessment of this application.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Based on the above assessment, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 21/04/2026

