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: Remove 2 microwave dishes and pole to south of site, install 2 microwave dishes to south of site and install 2 dishes to east elevation of existing chimney.

LOCATION: Guernsey Electricity Power Station, La Hougue Jehannet, Vale.

APPLICANT: JT (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: 12/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/10/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Waddington: 5629-WA-019-XX-DR-A-001B, 003D, 005D, 007B

Application Ref: FULL/2026/1343

Property Ref: C006430000

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 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.

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 11/11/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1343
Property Ref:	C006430000
Valid date:	05/10/2026
Location:	Guernsey Electricity Power Station La Hougue Jehannet Vale Guernsey GY3 5UF
Proposal:	Remove 2 microwave dishes and pole to south of site, install 2 microwave dishes to south of site and install 2 dishes to east elevation of existing chimney.
Applicant:	JT (Guernsey) Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site is part of the Guernsey Electricity compound situated to the east of La Hougue Jehannet. The site contains a number of buildings and structures including a chimney stack reaching 57m high above ground level. It is on this chimney that the proposed dishes would be installed.

The site is situated in a Main Centre Outer Area and a Key Industrial Area as designated in the Island Development Plan (IDP). Part of the site (the southeast corner) is also situated within the Outer Public Safety Consultation Zone for the nearby fuel storage depot as designated in the IDP.

Relevant History:

FULL/2020/0873	Install antenna on south wall of chimney stack.	Granted 17/09/2020
FULL/2019/2168	Erect 3 additional antennas to existing mobile site.	Granted 04/12/2019
FULL/2014/2339	Install two microwave dishes (of size 1.2m diameter) on north elevation of chimney stack.	Granted 12/12/2014
FULL/2010/1610	Re-locate existing GSM Panel Antenna from the north face to the south face of the chimney.	Granted 05/07/2010
FULL/2010/1470	Re-position two sector antennas on chimney to a height of 45 metres.	Granted 29/07/2010
FULL/2009/3069	Install one additional telecommunication dish on existing mast and install stay wires to the mast.	Granted 06/11/2009
PAPP/2008/0954	Install two telecommunication dishes on chimney.	Granted 30/05/2008
PAPP/2007/1980	Install antennas and base station cabinets.	Granted 10/09/2007
PAPP/2005/3960	Erect replacement antenna and install an additional microwave antenna.	Granted 30/11/2005

PAPP/2005/2490	Install communications mast and antennas	Granted 28/10/2005

Existing Use(s):

Guernsey Electricity main site compound

Consultation(s):

The Office for Environmental Health and Pollution Regulation (OEHPR)
By letter dated 10/11/2026 stated the following:

"I have reviewed the proposed plans for the installation of microwave dishes to the above site.

The application includes a declaration that confirms the installation will conform with the International Commission on Non-Ionizing Radiation (ICNIRP) Public Exposure Guidelines. As such I can confirm that I do not wish to raise any objections to the proposals."

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

IP11 – Small Scale Infrastructure provision;
GP8 - Design

Conclusion/Brief comment:

Planning permission is sought to remove two existing pole-mounted microwave dishes on the southern side of the site and install two replacement dishes, together with two additional dishes on the eastern elevation of the existing chimney.

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 other relevant policies of the Plan.

The chimney stack currently occupies various telecommunication installations some much larger in size. For the purpose of Policy IP11 the proposal is considered to be a co-location of facilities and is therefore supported.

The applicant has set out in a letter supporting the application that the installation of the equipment is required to meet network updates and modern demand for services and to provide uninterrupted service for customers on the network. A need for the proposal has therefore been demonstrated. It is recommended however that that should planning permission be granted a condition is included requiring the removal of the development if no longer required to avoid the retention of redundant equipment.

With regard to Policy GP8 (Design), the proposed dishes would be mounted on the existing chimney stack. While they would result in a modest increase in visual impact compared with the existing situation, their limited size and their appearance alongside the existing telecommunications equipment mean that the effect on the visual character and appearance of the area would not be significant. Accordingly, it is considered that the proposal would not give rise to unacceptable visual harm and therefore complies with the requirements of Policy GP8.

Information has been provided as part of the application (in the form of a pre-commissioning report) to demonstrate that the proposal will comply with the public exposure guidelines of the International Commission on Non-Ionizing Radiation (ICNIRP). The States OEHPR was consulted on the application and raised no objection.

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: 10/11/2026