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 existing and install replacement antennas to tower and install equipment and fencing to south-west elevation of tower.

LOCATION: Noirmont Mill, Le Hameau Du Noirmont, Pleinheaume Road, 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: 23/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/10/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Waddington: 5629-WA-014-XX-DR-A-001B, 003 E

Application Ref: FULL/2026/1412

Property Ref: C021050000

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 - To protect the amenities of neighbouring residents.

5. 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, and the tower reinstated to its former condition to the satisfaction of the Authority.

Reason - To secure the removal of the equipment when no longer needed in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 22/11/2029 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/2026/1412
Property Ref:	C021050000
Valid date:	06/10/2026
Location:	Noirmont Mill Le Hameau Du Noirmont Pleinheaume Road Vale Guernsey GY6 8NP
Proposal:	Remove existing and install replacement antennas to tower and install equipment and fencing to south-west elevation of tower.
Applicant:	JT (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. 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 protect the amenities of neighbouring residents.

5. 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, and the tower reinstated to its former condition to the satisfaction of the Authority.

Reason - To secure the removal of the equipment when no longer needed in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a detached dwelling-house, which is accessed off a long driveway up to the property. A former mill lies to the west of the dwelling and contains numerous telecommunications equipment within the mill and externally.

The property is located within a Conservation Area and is Outside of the Centres as designated in the Island Development Plan.

Planning permission was granted in 2024 (FULL/2024/1835) to install a radio cabinet, radios, and plinth to the west elevation of the mill building. It is noted on the drawings received as part of this application that the cabinet and radios are yet to be installed.

Planning permission is now sought to remove existing and install 3no. replacement antennas to the tower and install equipment and fencing to the south-west elevation of the tower. The agent's letter dated 2nd October 2026 notes that this would include the installation of 2no. telecoms cabinets within new fencing enclosure.

The application has been accompanied by a signed International Commission on Non-Ionizing Radiation Protection (ICNIRP) certificate.

Relevant History:

Reference No	Description	Decision
FULL/2024/1835	Install radio cabinet and associated works to west elevation of mill building.	Granted
FULL/2022/1272	Erect 3 additional antennas to building/mill.	Granted
FULL/2017/1219	Relocate an existing microwave dish onto the exterior of the windmill building.	Granted
FULL/2017/0586	Install 3 antennas to exterior wall of tower.	Withdrawn
FULL/2012/3000	Install three mobile phone antennae on outside of mill tower.	Granted
FULL/2012/2296	Install 3 no. telecommunications antennae on outside of mill (protected building).	Withdrawn
FULL/2012/0654	Install three antennae on existing mill.	Withdrawn

Existing Use(s):

Mill used for telecommunication purposes.
Dwelling-house – residential use class 1.

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
GP17 Public Safety and Hazardous Development
GP8 Design
GP9 Sustainable Development

Consultation - The Office of Environmental Health and Pollution Regulation:

I have reviewed the proposed plans for the installation of equipment and replacement antennas at the above site.

This department is concerned with the risk of public exposure from non-ironizing radiation from such installations and I note that the submitted plans include a declaration that the installation will conform with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

In addition, the proposals include the installation of a cabinet with an integrated climate control system. In order to protect the amenity of the nearest residents, I would 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:

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.

Policy GP4 (Conservation Areas) states that proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

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.

In light of the policy context above, the proposal represents a minor form of infrastructure development and is unlikely to cause harm to the character of the area or visual amenity when 'read' in context with similar equipment installed on the tower. The replacement antennas will have a limited negative effect when compared to the existing telecommunication provision. The application is considered compliant with Policy GP8 and IP11. It is considered necessary and reasonable that the equipment be removed from the site if no longer needed for telecommunications purposes, in the interests of visual amenity.

Due to the secluded location of the mill, the proposal would not adversely affect the character or appearance of the Conservation Area.

It is acknowledged that the Office of Environmental Health and Pollution Regulation is concerned with the risk of public exposure from non-ironizing radiation from such installations, although the application has been supported by a declaration that the installation will conform with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines. Due to the declaration

provided, the replacement antennas and associated equipment are not considered to adversely affect the amenities of neighbouring residents.

It is recommended that a planning condition be attached to the decision in light of the Office of Environmental Health and Pollution Regulation's comments given that the proposal includes the installation of a cabinet with an integrated climate control system which could cause a noise nuisance for neighbouring residents. Subject to an appropriate condition, it is unlikely that the amenities of neighbouring residents would be adversely affected.

It is not considered necessary for the applicant to demonstrate that the proposal has been designed to take into account the criteria of Policy GP9 (Sustainable Development) due to the type and scale of development.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 19/11/26