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: Install additional antenna to south elevation of tower.

LOCATION: Pumping Station, Forest Road, St. Martin.

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: 19/11/2026

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-029-XX-DR-A-001, 003 E

Application Ref: FULL/2026/1413

Property Ref: J01785C000

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 approved 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 - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 18/11/2029 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/2026/1413
Property Ref: J01785C000
Valid date: 06/10/2026
Location: Pumping Station Forest Road St. Martin Guernsey GY4 6UB
Proposal: Install additional antenna to south elevation of tower.

Applicant: JT (Guernsey) Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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4. The equipment hereby approved 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 - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a water tower situated on the northern side of Forest Road. The tower features numerous telecommunications equipment at high level which has been approved and installed over the years.

The site is situated in the Airport Public Safety Zone and is Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to install an additional antenna on the south elevation of the tower. The antenna will be 488mm (w) x 1978mm (h). The equipment is needed as part of JT's Network Modernisation project.

Relevant History:

Reference No	Description	Decision/Date
FULL/2015/2541	Install an additional antenna on water tower.	Granted 20/01/2016
PAPP/2007/1657	Erect antennas and dishes on existing water tank and install associated ground level telecommunications equipment	Granted 27/11/2007
PAPP/2005/0326	Erect three GSM panel antennas on the Water Tower and install ground support cabinets	Granted 22/06/2005

Existing Use(s):

Water Tower

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 an additional antenna to the southern elevation of the Forest Road Water Tower.

The application includes a declaration that confirms the installation will conform with the International Commission on Non-Ionizing Radiation (ICNIRP) Public Exposure Guidelines. I also note that the applicant has confirmed that no additional cabinets will be installed as part of these proposals. As such I can confirm that I do not wish to raise any objections.

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.

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. Although in the interest of visual amenity, the equipment should be removed if longer required for telecommunications purposes. A condition to this effect should be imposed.

Given that the proposal does not raise any concerns by The Office of Environmental Health and Pollution Regulation, it is unlikely that neighbour amenity would be adversely affected.

Due to the planning history of the site which has supported multiple telecommunications equipment installations over the years, coupled with the size and siting of the development, it is not considered necessary to consult with the Airport on this occasion given this minor form of development.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable 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: 16/11/26