

# Planning and Environment Supplementary Planning Guidance

Advice Note: 12

July 2009

## Television, Radio and Other Antennae

### Introduction

Television and radio reception through satellite dishes and other aerial antennae remain an important element of both domestic and commercial communication systems. In recognition of this, the Minister for Planning and Environment has reviewed the planning law and policy relating to these installations. The purpose of this Advice Note is to summarise those requirements.

### Antennae which do not need planning permission, subject to conditions

The Minister has already granted Island wide permission for the following work under Part 2, Class B of the Planning and Building (General Development) (Jersey) Order, 2008:

“The erection, construction or placing and the maintenance, improvement or other alteration of television, radio or other antennae.”

However, this is **subject to several conditions**. Permission is not granted if,

1. the antennae has a diameter of more than 60 centimetres;
2. the work relates to a mobile telephone network;
3. the building on which the antennae is to be installed is a Building of Local Interest, a proposed Site of Special Interest or a Site of Special Interest;
4. the site is within an Historic Character Area and the installation would face a road.

### Guidance if planning permission is required

If permission is necessary, the Minister will require applicants to install antennae where they will have the least visual impact. The following locations should be avoided:

1. in front of the building line of the property;
2. above the roof ridge of the property;
3. other particularly conspicuous locations.

Where an antenna will be seen from a place to which the public normally has access the Minister will judge the application on its merits, having regard to:-

1. the technical reasons, for the proposed location of the dish;
2. the nature of the building and its surroundings;
3. the type, size and colour of the equipment in relation to its background.

The Minister will have particular regard to listed buildings, buildings of architectural or historical quality and buildings in multiple occupations where a dish for each apartment might be required.

The Minister is aware that further television broadcasting satellites are due to be launched and that some may require their own separate dish. The Minister will encourage the installation of communal satellite television reception facilities in flats or other buildings in multiple occupations.

## How to make an application

An application to erect any communications antennae should be made to the Planning and Environment Department on Form Code P. These are available from our reception at South Hill (open 8.30 a.m. to 5.00 p.m., Monday to Friday) or can be downloaded from the website [www.gov.je/Planning](http://www.gov.je/Planning)

The application must be accompanied by a copy of the relevant 1:2500 scale Ordnance Survey Map (available at our reception) showing the property and its boundaries outlined in red. When the antenna is to be attached to a building or other structure, a photograph or drawing indicating the proposed position should be included with the form and map. A fee will also be charged for dealing with the application.

## About Supplementary Planning Guidance

The Minister may publish guidelines and policies (supplementary planning guidance) in respect of; development generally; any class of development; the development of any area of land; or the development of a specified site.

Supplementary planning guidance is intended to assist in dealing with development control considerations, ranging from the Minister's approach to policy considerations under the Island Plan, to guidance on how to make planning applications. Supplementary planning guidance is issued in three different forms.

1. **Policy Notes:** Policy notes build on the provisions of the Planning and Building (Jersey) Law 2002 and the policies in the Island Plan 2002.

Policy notes do not replace the law and do not have the same status as the policies in the Island Plan, which remains the first consideration when making decisions on development proposals. They will, however, be a material consideration in the determination of planning applications and can be given substantial weight.

2. **Advice Notes:** Advice notes provide detailed advice about the ways in which the provisions of the law and Island Plan policies are likely to be interpreted and applied by the Minister.
3. **Practice Notes:** Practice notes aim to provide information about how the planning system's protocols and procedures operate.

The current supplementary planning guidance is listed and can be viewed on the States of Jersey website [www.gov.je/Planning](http://www.gov.je/Planning).

Documents which pre-date electronic production will be added to the website for viewing or downloading following review, as appropriate.

Hard copies of all supplementary planning guidance can be obtained from Planning and Building Services, Planning and Environment Department, South Hill, St Helier, JE2 4US. Telephone: 01534 445508 email: [planning@gov.je](mailto:planning@gov.je)