

# Report

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Report to:	<b>Cambuslang/ Rutherglen Area Committee</b>
Date of Meeting:	<b>24 May 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/10/0280
Planning Proposal:	Erection of 15m Telecommunications Monopole and Associated Equipment Cabinet

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone UK & O2 UK Ltd
- Location : Mill Road  
Cambuslang

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission - Subject to conditions – (Based on Conditions attached).

### 2.2 Other Actions/Notes

The Cambuslang and Rutherglen Area Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
RES 6 - Residential Land Use Policy  
DM 1 - Development Management Policy  
DM 12 - Telecommunications Development Policy

- ◆ Representation(s):

- ▶ 6 Objection Letters

- ◆ Consultation(s):

Cambuslang Community Council

Public Protection - Environmental Health (Cam/Ruth)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

## Planning Application Report

### 1 Application Site

- 1.1 The application site relates to an area of ground on a section of public footway on the north side of Mill Road, Cambuslang. The application site is bounded by open green space to the north and west, residential properties to the east and residential properties and open space to the south. The site is approximately 75m north of the junction with Arnhem Street.

### 2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 15m high telecommunications monopole and associated equipment cabinet.

### 3 Background

#### 3.1 Local Plan Status

- 3.1.1 The South Lanarkshire Local Plan (adopted) provides the development plan context for this application. The application site lies within an area covered by Policy RES6 – Residential Land Use Policy RES6 which states that the Council will resist any development that will be detrimental to the amenity of residential areas and that the development must relate satisfactorily to the surrounding environment.

- 3.1.2 Policy DM1 – Development Management states that all planning applications should take account of the local context and built form and that all development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

- 3.1.3 Policy DM12 – Telecommunications Development is of particular importance in relation to this application. This policy states that in assessing telecommunications proposals the Council will require to take account of the impact on visual amenity, character and appearance of the surrounding area and minimise environmental and visual impact through the exploration of a range of options including concealment/disguise, the use of small scale antennas/equipment and the use of innovative design.

#### 3.2 Relevant Government Advice/Policy

- 3.2.1 The Scottish Government supports the expansion and diversification of the telecommunications industry, but recognises that this must be done sensitively to safeguard our natural and built environment. Government guidance with regards the siting and design of telecommunication apparatus is set out within Scottish Planning Policy (February 2010) which supersedes National Planning Policy Guidance Note 19 (NPPG 19) – Radio Telecommunications and Planning Advice Note 62 (PAN62) – Radio Telecommunications.

- 3.2.2 In terms of the current SPP this policy guidance advises that all new development should be sited and designed to minimise visual impact. It is advised that this may be achieved by following the series of options below: -

- Installation of smallest suitable equipment,
- Concealing and disguising masts, antennas, equipment housing and cable runs, using design and camouflage techniques,
- Mast or site sharing,
- Installations on buildings and existing structures, and
- Installation of ground based masts.

#### 3.3 Planning History

3.3.1 There are no records of any applications at this site within the last ten years.

#### **4 Consultation(s)**

4.1 **Roads and Transportation Services** – no objections.

**Response:** Noted.

4.2 **Environmental Services** - no objections subject to advice notes relating to noise and contamination being attached to any consent.

**Response:** Advice notes relating to noise and contamination will be placed on any consent.

4.3 **Cambuslang Community Council** – advised that Mill Road is not within the Cambuslang Community Council area.

**Response:** Noted. It is also noted that Halfway Community Council is no longer in operation.

#### **5 Representation(s)**

5.1 Following statutory neighbour notification and advertisement in the Rutherglen Reformer for non-notification of neighbours, six letters of representation have been received for this application. The main points are as follows:

a) **It is regarded that the proposal will adversely impact on the natural and built environment as the structures will not ‘blend in’. It is hard to see how a 50ft mast installed at the forefront of the landscaping and adjacent to the road will be camouflaged. This is the only greenbelt area on the road.**

**Response:** It is felt that the mature trees to the rear of the proposed mast and equipment cabinet will provide an effective backdrop which will help to integrate the development with its surroundings. The proposed mast and equipment cabinet is to be sited on the footway which bounds an area of Priority Greenspace which also forms part of the Green Network.

b) **The proposal will impact on the residential and visual amenity of neighbouring properties due to its proximity to them. This will make it a less desirable area as people would not wish to live directly next to a mast and associated equipment. Residents will look directly onto this structure, which is not acceptable.**

**Response:** Although the mast is approximately 15m from the nearest dwelling, this is on the other side of the road and would not directly face the proposed mast. Two properties would face the mast directly; however it is regarded that 40 metres is an acceptable distance so as to not significantly impact on the residential and visual amenity of these dwellings. As stated in point (a) above, it is regarded that the mature trees to the rear will provide an effective screen for the development.

c) **There are concerns relating to traffic, parking and access problems due to the mast being approximately 3ft from Mill Road at a public bus stop. This creates a distraction to road users as the mast will be in full view in both directions. School children also use the bus shelter which could lead to them stepping out onto the road as they mess about whilst waiting for the bus as the mast will be located in the middle of the public pathway to the bus shelter.**

**Response:** Roads and Transportation Services raised no concerns in relation to pedestrian or vehicular visibility. The proposed mast is located approximately 20m from the bus stop with the cabinet being located to the north side of the footway leaving a 1.5m gap to the road as the footway is approximately 2m in width. It is regarded that 1.5m is a sufficient distance to allow individuals to safely walk past the mast and equipment cabinet, particularly as the footway is narrowed only for a length

of 2 metres. It is not regarded that the development will increase the risk of a road accident due to the distance that it is to be located from the bus stop.

- d) **A member of a nearby resident's family has hearing difficulties and any audio or sound waves from the equipment is likely to adversely impact on his hearing and therefore wellbeing and health. This is therefore an impact on residential amenity.**  
**Response:** As detailed in g) below, issues relating to health cannot be treated as material planning considerations.
- e) **The proposed mast would adversely impact on the value of residential properties in the surrounding area as people are still apprehensive about mobile phone masts.**  
**Response:** The impact on property values as a result of any proposed development does not constitute a material planning consideration in the assessment of this planning application.
- f) **Other more relevant positions could be considered for the siting of a hazardous mast.**  
**Response:** Supporting information has been submitted which discount nearby sites. The application is assessed at the preferred site selected.
- g) **There is concern about the potential health risks to people in the surrounding residential area.**  
**Response:** With regard to health risks, government advice is that there is no evidence to support these concerns. Subject to compliance with ICNIRP Public Exposure Guidelines, the government has further advised that this is not a material planning consideration.
- h) **There is concern over the limited consultation that took place between the applicant and residents with three residents from the community not being sufficient.**  
**Response:** The interaction between the agent/company and residents is not a material planning consideration. Neighbour notification was carried out by the Council in accordance with the statutory guidelines which state that all properties within 20m of the application site should be notified. In addition, the application was advertised in the Rutherglen Reformer for non-neighbour notification due to an area of adjacent land being of unknown ownership to the Council.
- i) **The mast and equipment will be a target for vandals.**  
**Response:** This is not a material planning consideration. Vandalism is a matter for the police.
- j) **Other radio waves and communications networks already exist in the area including British Rail Network, local taxi firms, electric grid networks etc. There is concern about overloading the environment.**  
**Response:** The applicant has justified the requirement for the installation through the submission of a network plan. The demand for mobile communication/data exchange is increasing due to the greater use of mobile phones for internet connection or laptops with 'dongles'.

These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

## 6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of a 15m high telecommunications street furniture monopole and associated equipment cabinet. The main considerations in determining this application are its compliance with local plan policy, government guidance on telecommunications equipment, its impact on road/pedestrian safety and its impact on the amenity of the surrounding area.
- 6.2 Government guidance is set out within Scottish Planning Policy (February 2010) and Planning Advice Note 62 (PAN62) – Radio Telecommunications. Paragraphs 250 – 254 of Scottish Planning Policy and paragraphs 37-76 of PAN 62 relate to the siting and design of Telecommunication Equipment. They both advise that in selecting the site and design both operators and planning authorities should consider a series of options. The options are:
- installing small scale equipment
  - concealment or disguising equipment
  - mast sharing
  - site sharing
  - installing on existing buildings or other structures; and
  - erecting new ground based mast.
- 6.3 In considering the options there must be regard to the cumulative effects of telecommunications masts. There is a need to think beyond individual proposals and consider how future telecommunications equipment will be integrated into the landscape.
- 6.4 It further advises that whilst antennas and other equipment can be disguised as street furniture, such as street lighting, such installations have to respect the townscape qualities of the area. I am of the opinion that the proposal does respect the existing street scene as the trees in the surrounding area will provide an effective backdrop.
- 6.5 Paragraph 44 of PAN 62 – relative to mast sharing, advises that conditions in the code systems operators' licences requires that the possibility of sharing an existing radio site be explored and that evidence of this should accompany planning applications. The supporting information lists sixteen alternative sites that have been considered. All of these were discounted due to their unsuitability, ranging from lack of coverage, unsuitability of buildings for accommodating equipment, pavement width and visual intrusion. With regards to the provision of a ground based mast, whilst this is the last option in the series, government guidance advises that this does not mean that it will not be the best solution. The current proposal is part of the strategic partnership between Vodafone and 02 to share mobile assets in the U.K. Accordingly this proposal is considered to meet the criteria as no suitable alternative sites are readily available and the siting and external appearance of the apparatus is such that it should have minimal impact on amenity due to its design, location and backdrop of mature trees.
- 6.6 In terms of the South Lanarkshire Local Plan (adopted), Policies RES6 – Residential Land Use, DM1 – Development Management and DM12 – Telecommunications Development are applicable. Policy RES6 states that the Council will resist any development that will be detrimental to the amenity of residential areas and that the development must relate satisfactorily to the surrounding environment. Policy DM1 states that all planning applications should take account of the local context and built form and that all development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Although the proposal is located within an area outlined as

Residential Land Use, it is regarded that the development is acceptable due to its location to the front of mature trees which will aid its integration with the surrounding area. The proposal is also regarded to be far enough away from the direct view of residential properties (approximately 40m) to not significantly impact on their residential amenity. In this regard, the proposal is deemed to be in accordance with the aforementioned policies.

- 6.7 With regards to the Council's telecommunication policy, Policy DM12 of the South Lanarkshire Local Plan states that the Council should have regard to government policy and to local plan policies which seek to safeguard amenity and the environment. Although the application site is considered a 'sensitive site' due to being located within view of residential properties, it is regarded that the distance from directly facing residential properties is sufficient to not significantly impact on the residential properties and that the backdrop of mature trees provide an effective screen, as outlined in paragraphs 6.5 and 6.6 above. The applicant has demonstrated that the site is the most appropriate location and that no suitable alternatives exist, as outlined in paragraph 6.5 above.
- 6.8 Whilst six letters of representation have been received for this application, it is regarded that none of the issues raised would justify the refusal of the current proposal.
- 6.9 The proposal satisfies the criteria set out within Council approved policies and the Government's guidance on telecommunications development and I therefore recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal is in accordance with government guidance on the siting and design of telecommunications apparatus as detailed with Scottish Planning Policy and Planning Advice Guidance Note 62 – Radio Telecommunications. In addition, the proposal is in accordance with Policies RES6, DM1 and DM12 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**10 May 2011**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - Roads and Transportation Services (Cambuslang/Rutherglen Area) 20/01/2011
  - Public Protection - Environmental Health (Cam/Ruth) 21/12/2010
  
- ▶ Representations

Representation from : Mr & Mrs Maxwell, 6 Helmsdale Court, Halfway, Cambuslang, G72 7YR, DATED 05/01/2011

Representation from : Mr John McMunn, 4 Helmsdale Court, Halfway, Cambuslang, G72 7YR, DATED 05/01/2011

Representation from : Catherine Adams, 2 Helmsdale Court, Cambuslang , G72 7YR, DATED 24/12/2010

Representation from : Miss Adams, 2 Helmsdale Court, Halfway, Cambuslang, G72 7YR, DATED 07/01/2011

Representation from : Mr and Mrs Sutherland, 1 Helmsdale Court, Cambuslang , G72 7YR, DATED 12/01/2011

Representation from : Mrs B Hood, 5 Helmsdale Court, Cambuslang, G72 7YR, DATED 12/01/2011

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

Alastair McGibbon, Planning Officer, Civic Centre, East Kilbride

Ext: 6386, (Tel :01355 806386 )

E-mail: [Enterprise.ek@southlanarkshire.gov.uk](mailto:Enterprise.ek@southlanarkshire.gov.uk)



## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/10/0280

### **CONDITIONS**

- 1 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 2 In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the planning authority within 2 months.
- 3 This decision relates to drawing numbers: 100 Issue: 1, 200 Issue: 1 and 300 Issue: 1

### **REASONS**

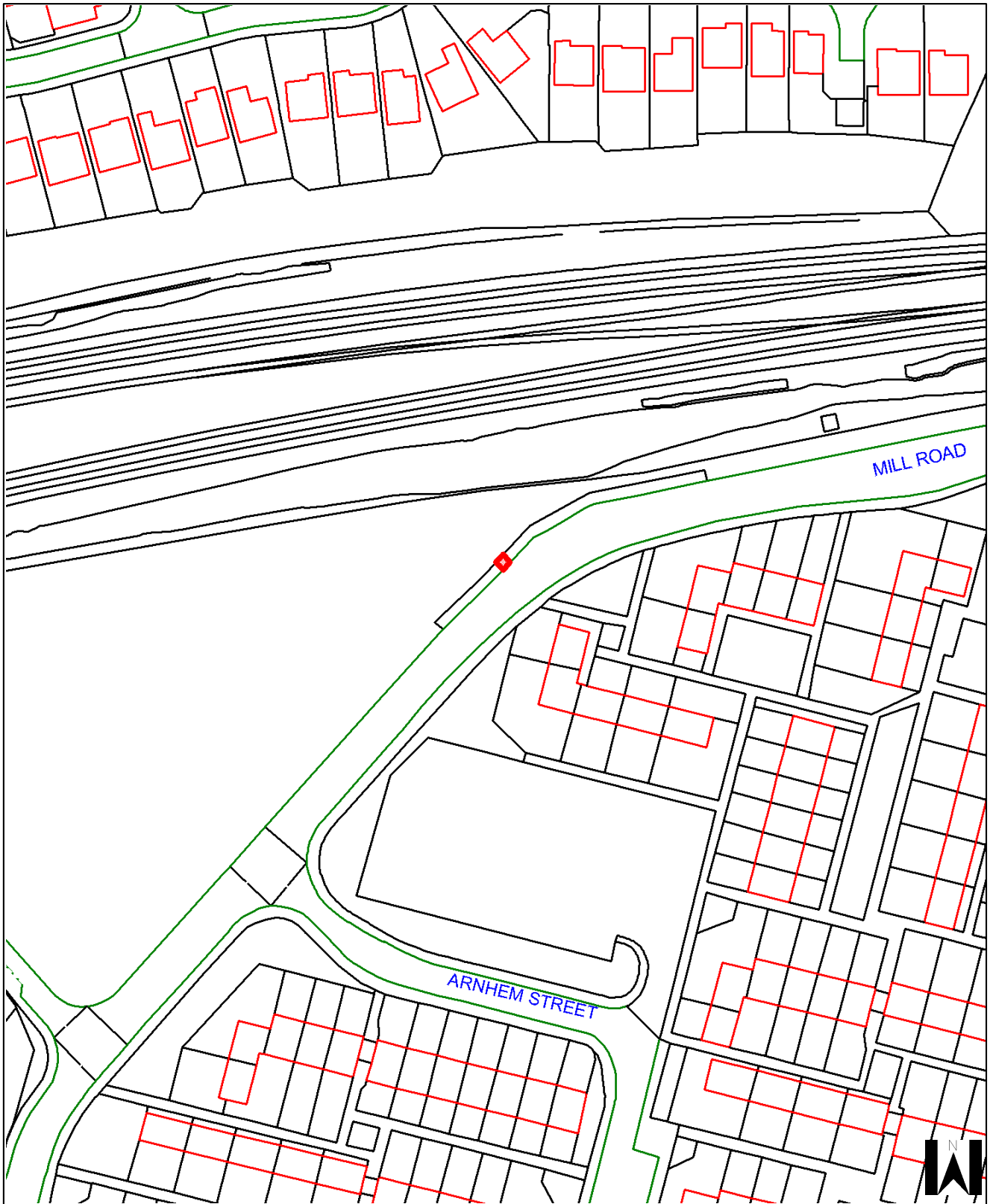
- 1 In the interests of amenity and in order to retain effective planning control.
- 2 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
- 3 For the avoidance of doubt and to specify the drawings upon which the decision was made.

CR/10/0280

Mill Road, Cambuslang

Planning and Building Standards Services

Scale: 1: 1250



For information only

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