

# Report

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Report to:	<b>Hamilton Area Committee</b>
Date of Meeting:	<b>9 February 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/10/0544
Planning Proposal:	Erection of 14.8 Metre Telecoms Mast and Associated Equipment on Highways Land beside Car Park at Stonefield Road, Blantyre

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone HD- O2 HD
- Location : On highways land beside car park  
Stonefield Road  
Blantyre

## 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 the Conditions Attached)

## 2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**  
Policy RES6 - Residential Areas  
Policy DM1 - Development Management  
Policy DM12 –Telecommunications

- ◆ Representation(s):
  - ▶ 0 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comment Letters

- ◆ Consultation(s):
  - Environmental Services
  - Roads and Transportation Services (Hamilton Area)
  - Enterprise Resources - Estates

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to an area of ground, adjacent to the public road on the north side of Stonefield Road, Blantyre which is owned by the Council.
- 1.2 The proposed telecommunications mast will be located between a public car park and the footpath along Stonefield Road. The site is on the right hand side (north) travelling from Glasgow Road, Blantyre. Stonefield Road is a relatively busy road notwithstanding that the surrounding area is residential in character with dwellinghouses sitting behind the car park and the opposite side of Stonefield Rd. A few commercial properties however exist either side on the application site; a pub on the west side and a convenience store with a beauticians above on the east side. Further commercial premises follow consecutively after the shop at ground floor level to the Stonefield Road/ Glasgow Road junction.
- 1.3 The area is characterised by one and two storey properties. The pub is single storey in height with the remaining commercial premises being two storeys. The surrounding residential dwellings are single and double storey in height. There are also street lighting columns approximately 9 metres in height along Stonefield Road and within the car parking area. Adjacent to the location where the mast is proposed are some street signs in association with the parking area (approximately 3m in height).

### **2 Proposal(s)**

- 2.1 The applicants seek planning consent for the erection of a 14.8 metre high telecoms mast and associated equipment at this location. The associated equipment involves a small cabinet measuring 1898x798x1948mm in dimension. The cabinet box is to sit alongside the mast (west facing side).
- 2.2 The proposal is part of the strategic partnership between Vodafone and O2 to share mobile assets in the U.K and improve mobile phone and communication coverage/reception in the locality.
- 2.3 An ICNIRP compliant declaration and supporting statement has been submitted in respect of the proposal.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In terms of the South Lanarkshire Local Plan the site is identified as being within a residential area (as defined by Policy RES6). Policy RES6 states that the Council will resist any development which will be detrimental to the amenity of those areas.
- 3.1.2 The South Lanarkshire Local Plan includes a specific policy on Telecommunications Development (Policy DM12). This policy states that the Council in assessing telecommunications proposals will require to minimise any adverse impact on the visual amenity, character and appearance of the surrounding area, minimise environmental and visual impact through exploration of a range of options and sets out the criteria which proposals relating to these sites must comply with. In addition individual proposals shall be sited and designed as sensitively as possible in order to minimise potential adverse cumulative impact.

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 Guideline 19 (NPPG 19) – Radio telecommunications and Planning Advice Note 62 (PAN62) – Radio telecommunications.

3.2.2 In terms of this policy guidance all new telecommunications 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 Background**

3.3.1 There have been no previous applications for the site.

## 4 **Consultation(s)**

4.1 **SLC Housing and Technical Resources (Housing Services)** – Initially raised concerns regarding the positioning of the mast. Following clarification however, these concerns have now been withdrawn.

**Response:** - Noted.

4.2 **Roads and Transportation Services** - Initially raised concerns with regards to the location of the mast. Again following clarification, and acknowledging that the mast would be positioned on the edge of the footway, they revised their comments and now have no issues with the proposal.

**Response:** - Noted.

4.3 **Environmental Services** - Have raised no issues with the proposal.

**Response:** - Noted.

## 5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken by the Council. No third party objections have been received.

## 6 **Assessment and Conclusions**

6.1 Telecommunication masts are becoming a more popular feature within a street scene as the use of mobile phones and such equipment continues to grow. In this respect they are becoming more of an accepted feature. Nevertheless as part of the planning process it is essential to ensure that their position is reasonable and that all relevant aspects are considered. In this respect I am of the view that the impact of the mast in the area in general and on the residential properties nearest the site in particular, would be limited. This is due to the specific characteristics of this part of the road and the design of the residential properties adjacent to the site.

- 6.2 As described above the site area is relatively commercial in character and I therefore consider that the mast will not introduce a feature significantly detrimental to the integrity, quality and character of the area.
- 6.3 In addition, while residential properties sit to the front and rear of the site none directly face onto the proposed location, with only the gable ends facing onto the mast. One of these has a window; however, this would not directly face the mast and given normal building design this is more than likely to be a non-habitable room e.g. a bathroom, utility room or hall way. The mast would also be only seen obliquely from properties further way along the rear (North West) side of the site.
- 6.4 There is no doubt that a 14.8m high mast located as proposed would be seen. However, for the reasons explained above I consider that there would be a limited detrimental impact on visual amenity as the mast will be partially screen from ground level by the two storey wall of the adjacent shop when travelling south along Stonefield Road and would have the gable wall as a back drop when travelling in the opposite direction. Furthermore, it is noted that the proposed site is located adjacent to a busy main road and entrance to a car park. Therefore, although located in a sensitive residential area, as defined by policy DM12, its limited impact on visual amenity means that it would not seriously challenge the thrust and spirit of this policy.
- 6.5 The design of the mast is a slim monopole which would not appear overly incongruous in the context of the streetlights lining Stonefield Road and within the car park, albeit these are not as high. I also consider that masts of this design can become generally accepted features in the streetscene, provided they are sensitively sited.
- 6.6 The applicants have identified alternative sites but discounted these for either a) being more visually intrusive than that proposed, given the sites character and existing street furniture b) being of greater public concern due to there proximity to a school and c) in being closer to residential properties. A nearby church spire was also considered but consent for its use was not forthcoming. Accordingly this proposal is considered to meet the criteria as no alternative sites of greater suitability are readily available. Furthermore, the applicant has demonstrated the need for the development in accordance with a comprehensive network plan; indeed the demand for mobile communication/data exchange is increasing due to the greater use of mobile phones for internet connection or laptops with 'dongles'.
- 6.7 Overall it is considered that the proposal will have no serious impact on either residential or visual amenity and is acceptable with Policy RES6, DM1 and DM12 of the South Lanarkshire Local Plan. Given the above, I would raise no objections to the proposal and recommend that planning permission be granted. Indeed it is interesting that no objections have been received. Whilst this itself does not automatically mean that planning consent should be issued it does suggest that those most likely to be affected have no serious concerns regarding the proposal.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on the amenity of the area and is acceptable with Policies RES 6, DM1 and DM12 of the South Lanarkshire Local Plan.

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

**25 January 2011**

**Previous References**

- ◆ None

**List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ I.C.N.I.R.P declaration and supporting information
- ▶ Neighbour notification letter 5 November 2010
  
- ▶ Consultations
  - Environmental Services 18/11/2010
  - Housing Services 23/11/2010
  
  - Roads and Transportation Services (Hamilton Area) 23/12/2010

**Contact for Further Information**

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

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## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: HM/10/0544

### **CONDITIONS**

- 1 This decision relates to drawing numbers:  
100  
200  
300  
400  
500
- 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 6 months.
- 3 That the doors to the cabinets shall be of a sliding nature or be capable of being opened fully i.e. 180 degrees or capable of being fully removed for the purposes of servicing.

### **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
- 3 In the interest of public safety.

For information only

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