

Report

7

| | |
|------------------|--|
| Report to: | East Kilbride Area Committee |
| Date of Meeting: | 9 March 2011 |
| Report by: | Executive Director (Enterprise Resources) |

| | |
|--------------------|---|
| Application No | EK/11/0016 |
| Planning Proposal: | Erection of 20m Telecommunications Monopole with 3 no. Antennas and Associated Equipment Cabinets |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone Ltd
- Location : Redwood Place
Peel Park
East Kilbride

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission - subject to conditions attached.

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Mono Consultants
- ◆ Council Area/Ward: 9 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**
ECON1 – Industrial Land Use
DM1 – Development Management
DM12 – Telecommunications Development

◆ Representation(s):

- ▶ 1 Objection Letter
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Enterprise Resources - Estates
Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of ground forming part of the public highway on the north side of Redwood Place, Peel Park, East Kilbride. The site is bounded to the north and west by Priority Green Space/Green Network land and to the east and south by industrial units. The area of open land to the west is approximately 110 metres wide which accommodates various clusters of trees. The A726 (Queensway) is located approximately 190 metres to the north east of the application site.

2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 20m telecommunications monopole with 3 no. antennas and associated equipment cabinets.

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 ECON1 – Industrial Land Use which states that areas identified for industry will continue primarily in industrial use and that all new development must comply with Policy DM1 – Development Management.

- 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
- ◆ 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 **Enterprise Resources (Estates)** – No response received to date.

Response: Noted.

5 **Representation(s)**

5.1 Following statutory neighbour notification and advertisement in the East Kilbride News for non-notification of neighbours, one letter of representation has been received. The main points raised are as follows:-

a) **3 no. mobile phone monopoles are already located in close proximity to no. 56 Callaghan Crescent just off Redwood Drive and another mast is not wanted.**

Response: The proposed mast is located over 1km from Callaghan Crescent, East Kilbride. Likewise, the proposed mast is also located over 1km from an existing mast on Redwood Drive.

b) **There is no proof that telecommunication masts are safe for human health.**

Response: The impact on human health as a result of any proposed development does not constitute a material planning consideration in the assessment of this application.

This letter has been copied and is available for inspection in the usual manner on the Planning Portal.

6 **Assessment and Conclusions**

6.1 The applicant seeks detailed planning permission for the erection of a 20m telecommunications monopole with 3 no. antennas and associated equipment cabinets on an asphalt footway located in Redwood Place, Peel Park, East Kilbride. 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
- ◆ 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 screen.
- 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 seven alternative sites that have been considered. One of these sites would not provide the requisite level of coverage, one was discounted because of lease problems and five were discounted because it is considered that they would be more visually intrusive and have a higher impact for varying reasons. 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 O2 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 ECON1 – Industrial Land Use, DM1 – Development Management and DM12 – Telecommunications Development are applicable. Policy ECON1 states that areas identified for industry will continue primarily in industrial use and all new development must comply with DM1. 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. Telecommunications development is acceptable in industrial areas and as the mast is a slim monopole and is located to the front of trees, it is regarded that it would not appear incongruous in the surrounding area. 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. The application site is not considered to be located in a sensitive area and in this instance the applicant has demonstrated that the site is the most appropriate location and that no suitable alternatives exist, as outlined in paragraph 6.2 above. The external appearance of the apparatus is such that it will have minimal impact on the surrounding environment, as detailed in paragraph 6.3 above.
- 6.8 Whilst one letter of representation has been received for this application, it is regarded that no issues raised would justify the refusal of the current proposals.
- 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 ECON1, DM1 and DM12 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

Colin McDowall
Executive Director (Enterprise Resources)

21 February 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan (adopted)
- ▶ Scottish Planning Policy
- ▶ Planning Advice Note 62

- ▶ Consultations
 - Roads and Transportation Services (East Kilbride Area) 20/01/2011

- ▶ Representations
 - Representation from: Clare Nikolic, 56 Callaghan Crescent, East Kilbride, G74 5PS, DATED 07/02/2011

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
Ext 6386 (Tel: 01355 806386)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: EK/11/0016

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: A, 200 Issue: A, 300 Issue: A, 301 Issue: A and 400 Issue: A

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.

EK/11/0016

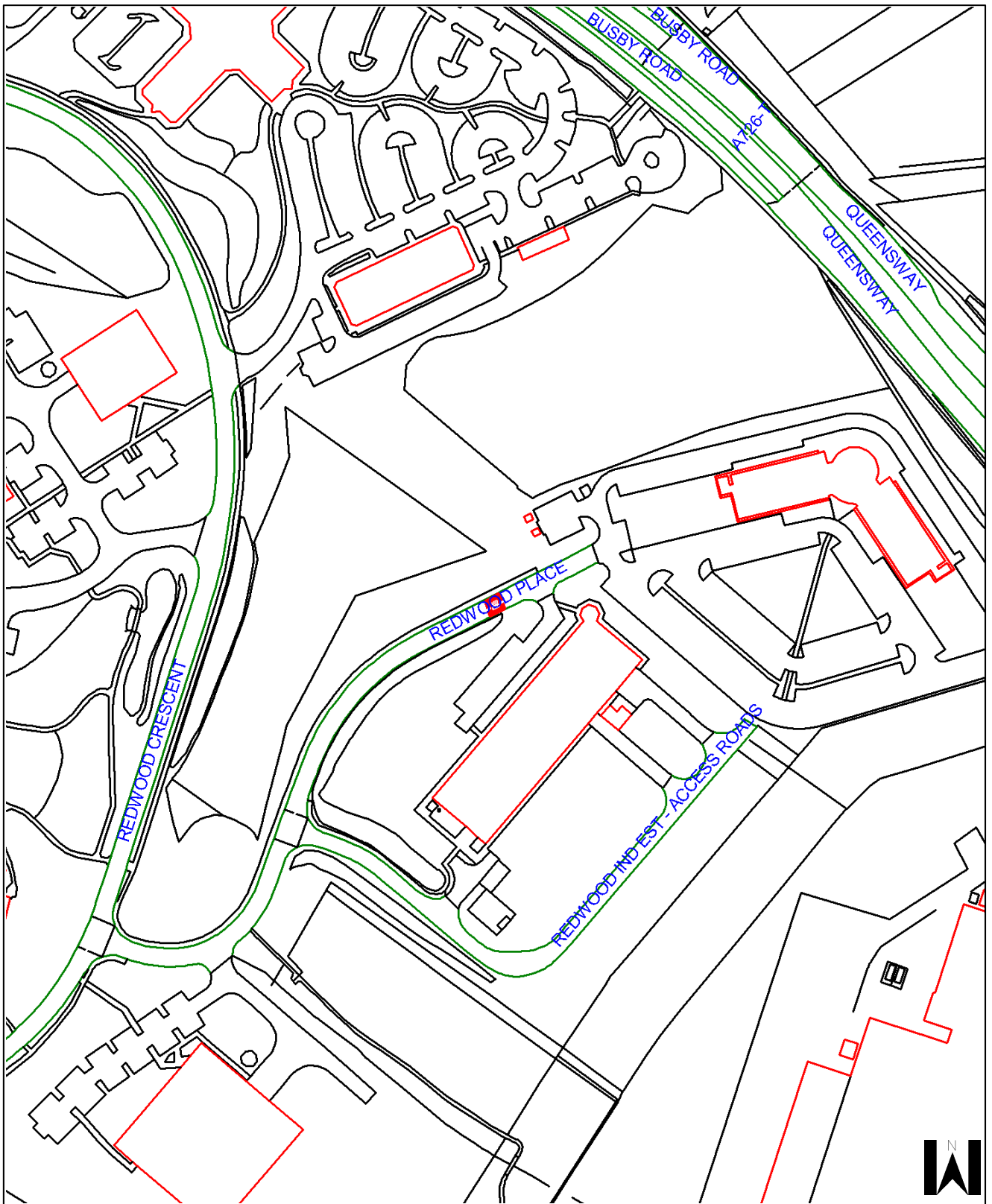
Redwood Place, Peel Road, East Kilbride

Planning and Building Standards Services

Scale: 1: 2500

For information only

For information only



Reproduction by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2011. All rights reserved.
Ordnance Survey Licence number 100020730.