

Report to: **Planning Committee**  
 Date of Meeting: **1 November 2011**  
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/11/0264  
 Planning Proposal: Erection of 14.8 Metre Telecoms Mast and Associated Equipment

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone Limited
- Location : Morris Street  
Hamilton

## 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

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

## 3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 19 Hamilton South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy RES6 - Residential Land Use Policy  
Policy DM12 – Telecommunications

- ◆ Representation(s):
  - ▶ 1 Objection Letter
  - ▶ 0 Support Letters
  - ▶ 0 Comments 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 forming part of the public highway (pavement) on the north side of Morris Street, Hamilton.
- 1.2 The application site is located immediately adjacent to 'Butterburn Park' which historically was a swing park and is now overgrown and currently being used to store containers and to park vans. The former park is bounded by various sections of trees along this section of Morris Street approximately 15 metres in height. On the opposite (south) side of the road there are residential dwellings, the closest being approximately 17 metres from the proposed mast. To the west and east beyond the park there are also residential properties. In addition there are existing street lighting columns approximately 10 metres in height.

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

- 2.1 The applicant seeks planning consent for the erection of a 14.8 metre high telecoms mast incorporating three Vodafone antennas and three O2 antennas with a shroud. The proposal also involves the installation of ground based equipment which includes two equipment cabinets and a meter pillar. All proposed apparatus will be located on the northern footpath of Morris Street.
- 2.2 The proposal is part of the strategic partnership between Vodafone and O2 to share mobile assets in the U.K.
- 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 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 to 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 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:

- (a) Installation of smallest suitable equipment,
- (b) Concealing and disguising masts, antennas, equipment housing and cable runs
- (c) Using design and camouflage techniques,
- (d) Mast or site sharing,
- (e) Installations on buildings and existing structures, and
- (f) Installation of ground based masts.

### 3.3 **Planning Background**

3.3.1 There are no previous planning applications relative to the site.

3.3.2 This application could have been delegated however amended legislation which came into force in 2009 requires that as the Council has an interest in the land the application has to be determined by a Committee.

## 4 **Consultation(s)**

4.1 **Roads and Transportation Services** – Originally requested that the proposed apparatus be set back 20 millimetres from the existing fence line to ensure that a 1.5 metre clear footway width for pedestrians would be achieved. The agent advised that this could not be done on safety grounds because of the location of existing street lighting cables but nevertheless a 1.57 metre footway from the cabinet door to the kerb line would be achievable. Roads and Transportation Services advised that in this instance they would accept this dimension albeit it any such measurement should be taken from the inside, rather than the outside, of the existing kerb.

**Response:** - Noted.

4.2 **Environmental Services** – No objections subject to a standard advisory note relating to noise.

**Response:** - Noted.

4.3 **Enterprise Resources – Estates** – No objections

**Response:** - Noted.

## 5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken in respect of the proposal and one letter of representation was received from a neighbouring proprietor.

5.2 The grounds of objection are summarised as follows: -

a) **The appearance of this ‘monster’ in a quiet residential street would be detrimental to the environment of this area. Surely there are other areas which it could be directed to which will have limited impact on the environment.**

**Response:** There is no doubt that a 14.8 metre mast will be seen however it is considered that the impact on residential properties nearest the site would be

limited due to a combination of the existing trees to the north and the juxtaposition and distance of the houses with the site of the proposed mast. In addition the design of the mast is a slim monopole, which would not appear too incongruous in the context of the existing street lights along Morris Street, albeit these are not as high. It is considered that masts of this design can become generally accepted features in the streetscene.

The applicant has investigated thirteen alternative sites in the area, but with no success as detailed below in paragraph 6.3. The applicant has justified the requirement for the installation through the submission of 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'.

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

## **6 Assessment and Conclusions**

- 6.1 The current proposal is for the erection of a monopole telecommunications mast and associated equipment on the north side of Morris Street, Hamilton.
- 6.2 The main determining issues with regard to this proposal are whether it accords with government guidance and local plan policy and any impacts on road and pedestrian safety.
- 6.3 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:
  - (a) Installing small scale equipment
  - (b) Concealment or disguising equipment
  - (c) Mast sharing
  - (d) Site sharing
  - (e) Installing on existing buildings or other structures; and
  - (f) Erecting new ground based mast.

In considering the options SPP requires that 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.

SPP 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. In this instance the proposal does respect the existing street scene because of the existing street furniture and trees located within the general area.

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 submitted with this current planning application lists

thirteen alternative sites that have been considered and discounted for a variety of reasons. The current proposal is part of the strategic partnership between Vodaphone 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 the existence of mature trees and street lighting columns in close proximity.

In view of the above and the fact that the nearest residential property is approximately 17 metres away, it is considered that it has been satisfactorily demonstrated that a new mast at this location is the best solution. Paragraph 91 of PAN62 states that steps should be taken to conceal and disguise apparatus at visually sensitive locations such as public open space. Furthermore, paragraph 111 of PAN62 requires the operator to pursue the site which will create the least landscape impact. It is considered that the applicant has selected a site which adheres to this advice because in identifying a location within the residential area where the coverage is required, the proposed site is located adjacent to various clusters of trees. In addition the impacts on the majority of residential properties nearest the site would be limited due to the combination of the existing trees to the north of the site and the distance between the houses and the site of the proposed mast. Furthermore the design of the mast is a slim monopole, which would not appear too incongruous in the context of the existing street lights along Morris Street and it would house equipment for two operators, obviating the need for another mast elsewhere.

- 6.4 In terms of local plan policy, Policy RES6 requires that the Council will resist any development which will be detrimental to the amenity of residential areas and will seek to maintain or improve the areas of open space within such areas. With regards to amenity, it is considered that the impact on the majority of residential properties nearest the site would be limited due to a combination of the existing trees and the relationship between the houses and the proposed mast. In addition the design of the mast is a slim monopole, which would not appear too incongruous in the context of the existing street lights along Morris Street, albeit these are not as high. It is considered that masts of this design can become generally accepted features in the streetscene and therefore the proposal raises no issues in this regard. On this basis it is considered that the proposal respects the requirements of Policy RES 6.
- 6.5 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 proposed location is a sensitive site because it is located in a residential area and the Council's approved Telecommunications Policy includes a presumption against telecommunications development within sensitive locations. It is recognised however that coverage is required within residential areas and that Scottish Planning Policy requires planning authorities to support the expansion of the electronic communications network. In this instance it is considered that the applicant has satisfactorily demonstrated that the application site is the most appropriate location and that no suitable alternatives exist, as detailed above in paragraph 6.3. 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 as detailed above in paragraph 6.4. Furthermore the mast would house equipment for two operators, obviating the need for another mast.

- 6.6 In relation to impact on road and pedestrian safety, Roads and Transportation Services have acknowledged that from a road safety perspective the impact of the proposal is acceptable.
- 6.7 On the basis of the above, it is considered that the proposal is acceptable in terms of SPP, approved local plan policy and impact on road and pedestrian safety and it is therefore recommended that planning consent be granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with government guidance and the terms of the adopted South Lanarkshire Local Plan, in particular Policies RES6 and DM12. In addition the proposals raise no road or pedestrian safety issues.

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

**14 October 2011**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan
- ▶ Scottish Planning Policy
- ▶ Planning Advice Note 62
- ▶ Neighbour notification, dated 23 June 2011

#### ▶ Consultations

Enterprise Resources - Estates	06/07/2011
Environmental Services	06/07/2011
Roads and Transportation Services (Hamilton Area)	12/09/2011

#### ▶ Representations

Representation from : Joseph Daly, 18 Morris Street, Hamilton, ML3 6SL, DATED 04/07/2011

### **Contact for Further Information**

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

Murray Reid, Planning Officer, Montrose House, Hamilton  
Ext 3625 (Tel :01698 453625 )  
E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

## **Detailed Planning Application**

PAPER APART – APPLICATION NUMBER : HM/11/0264

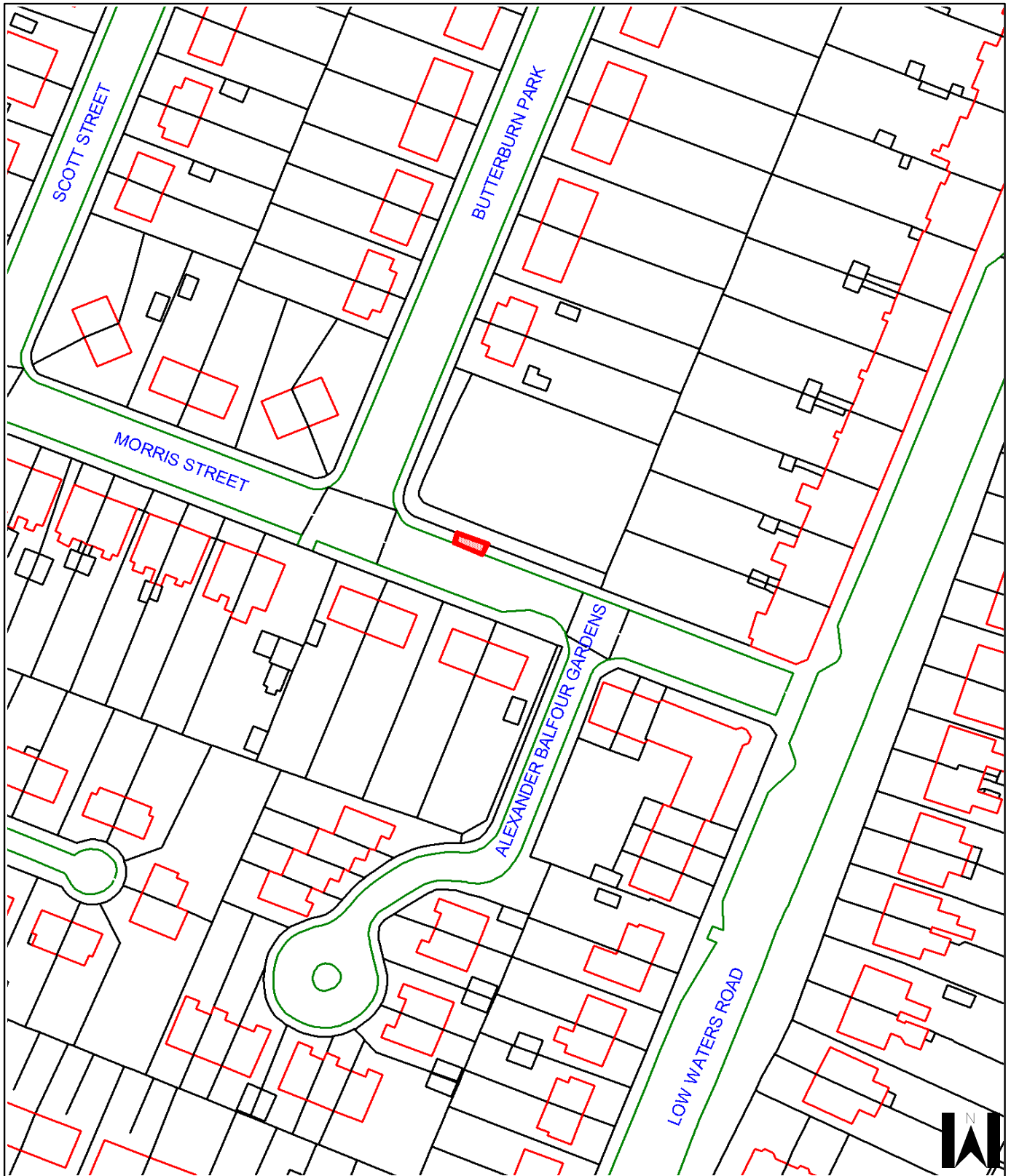
### **CONDITIONS**

- 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.
- 4 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

### **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interest of public safety
- 4 In order to retain effective planning control





For information only

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