

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>20 September 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0238
Planning Proposal:	Erection of 17.5m Telecommunications Monopole and Associated 2 no. Equipment Cabinets and 1 no. Meter Pillar

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : O2/Vodafone
- Location : Pavement  
Calderwood Road  
East of Whitemoss Roundabout  
East Kilbride  
G74 3ED

## 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 Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: WFS Telecom Ltd
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ 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):
  - ▶ 18 Objection Letters

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride 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 south side of Calderwood Road, East Kilbride. The application site is bounded by open space to the west, open space and residential properties beyond to the east, residential properties to the south and a road carriageway and sports ground area beyond to the north. The site is approximately 90m east of the junction with Whitemoss roundabout.

### 2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 17.5m high telecommunications monopole 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 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 subject to a condition preventing any maintenance vehicles from parking on Calderwood Road being attached to any consent.

**Response:** Noted. The requisite condition will be attached to any consent.

## 5 **Representation(s)**

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

a) **The mast is to be located in clear view of a number of residential properties and it is not considered that the trees will conceal the mast when viewed from the south, east and west of the site, particularly in the winter months. The mast will tower over the existing canopy and streetlights, thus dominating its setting. The impact of the mast is further exacerbated by the proposed painting of the mast in a grey colour.**

**Response:** The closest residential properties are approximately 26m from the proposed mast. However, these properties are not directly facing, rather the gable elevation of the flatted dwellings provides the closest point. It is noted that other properties located to the east of the application site do view the site directly, however it is regarded that the distance of over 50m is acceptable so as not to significantly impact on their residential amenity with trees present also providing an additional screen. The mast has been designed to appear as an element of street furniture. It is felt that the mature trees to the rear of the proposed mast and equipment cabinets will provide an effective backdrop which will help to integrate the development with its surroundings. All development is visible to some degree and an assessment is made on the basis of integration with the locale. In this instance, the high trees provide a barrier to nearby residential properties.

b) **The proposed cabinets, measuring approximately 1.2 metres in height, appear out of context given that there is a lack of any other furniture on the street which would match their height and mass. The painting of these cabinets in a green colour will do little to reduce their visual prominence and resulting dominance of their setting as the adjacent trees are deciduous.**

**Response:** It is regarded that the cabinets are of an acceptable size and whilst being noticeable, colouring of them in green will aid their integration into the immediate surrounding environment being that the backdrop is provided by a grassed area and mature trees.

c) **The applicant has failed to precisely mark the height, canopy, root spread, type or maturity of surrounding trees. Therefore, the plans do not accurately represent the true visual impact of the proposal.**

**Response:** Drawing number 300 Issue: D provides an elevation of the proposed mast. It is regarded that this accurately illustrates the situation on site.

- d) **The monopole's location means that unlike the existing streetlights, which are set within the streetscape, the proposal will not be visually read as part of the rhythm of the street and instead would appear somewhat isolated.**  
**Response:** The monopole is designed in such a way as to appear as an element of street furniture and it is regarded that it will not appear isolated due to the backdrop of mature trees.
- e) **Although not protected by a Tree Preservation Order, Section 159 of the 1997 Planning Act requires that planning authorities have a general duty to ensure that adequate provision is made for the preservation of trees. By not accurately marking the location and maturity of the trees, it is unclear the impact that the proposal may have on them. There is concern that the trees could be removed or lopped without the need for consent, which would further isolate the development.**  
**Response:** The trees are located outwith the application site. Nevertheless, as they are located on Council owned land, the Council's permission would be required to remove or lop/top the trees
- f) **The proposal is located on a public path identified as a Core Path within the South Lanarkshire Core Paths (draft) Plan 2010. There are concerns that the proposal will cause an obstruction, given its width will be reduced from approximately 2 metres to 1.4 metres – being further reduced when the doors are open during maintenance. Pedestrians, particularly those with buggies and in wheelchairs will be most affected by the development.**  
**Response:** Roads and Transportation Services have raised no objections in relation to pedestrian safety. It is regarded that 1.4m is an adequate distance to allow buggies and wheelchairs to pass safely. Maintenance occurs once or twice per year and given the above it is regarded that this would not create any disruption.
- g) **It is regarded that sites have been discounted with insufficient reasons. The siting of the mast on the expressway would resolve any issues with regard to visual impact given the relative speed of vehicles on this road. The existing and proposed coverage maps do not accurately portray the benefit of the mast at this location as the site is not correctly marked on the diagram. Other sites are more suitable for the proposal.**  
**Response:** Supporting information has been submitted which discount nearby sites and this is accepted. The application is assessed at the preferred site selected. Whilst the coverage plots were initially produced for the approved development within the nearby TA centre, it is regarded that they do still provide evidence of the need for the subject development.

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 eleven 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, lack of agreement 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 (over 50m) 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 eighteen 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)**

**6 September 2011**

### **Previous References**

◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations

Roads and Transportation Services (East Kilbride Area)

05/08/2011

- ▶ Representations

Representation from : Thomas Lindsay, 26 Yarrow Park, Calderwood, East Kilbride G74 2HP, DATED 12/08/2011

Representation from : J Hendry, 20 Yarrow Park, East Kilbride G74 2HP, DATED 12/08/2011

- Representation from : Thomas McLachlan, 24 Yarrow Park, East Kilbride G74 2HP, DATED 12/08/2011
- Representation from : Mary McCann, 22 Yarrow Park, East Kilbride G74 2HP, DATED 12/08/2011
- Representation from : Mr G Pettigrew, 68 Yarrow Park, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Miss L C Edgar, 66 Yarrow Park, Calderwood, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Mr J Blair, 64 Yarrow Park, Calderwood, East Kilbride, G74, DATED 11/08/2011
- Representation from : Gordon Leiper, 60 Yarrow Park, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Irene Robertson, 58 Yarrow Park, East Kilbride, G74, DATED 11/08/2011
- Representation from : A Stewart, 54 Yarrow Park, Calderwood, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Gillian Dickie, 52 Yarrow Park, Calderwood, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Daniel Dowds, 54 Yarrow Park, Calderwood, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Colin Fleming, 56 Yarrow Park, Calderwood, East Kilbride, G74 2HP, DATED 11/08/2011
- Representation from : Mr David Johnston, 34 Yarrow Park, East Kilbride G74 2HP, DATED 15/08/2011
- Representation from : Jeanette Harper, 28 Yarrow Park, East Kilbride, G74 2HP, DATED 12/08/2011
- Representation from : George Thomson, 30 Yarrow Park, East Kilbride, G74 2HP, DATED 12/08/2011
- Representation from : Maria Di Vito, 36 Yarrow Park, East Kilbride, G74 2HP, DATED 12/08/2011
- Representation from : Mrs I W Axup, 32 Yarrow Park, East Kilbride, G74 2HP, DATED 12/08/2011

### **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: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: EK/11/0238

### **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 That no vehicles associated with the servicing, maintenance or repair of the mast/equipment cabinets shall be parked on Calderwood Road at any time.
- 4 This decision relates to drawing numbers: 100 Issue: D, 200 Issue: D, 300 Issue: D and 400 Issue: D

### **REASONS**

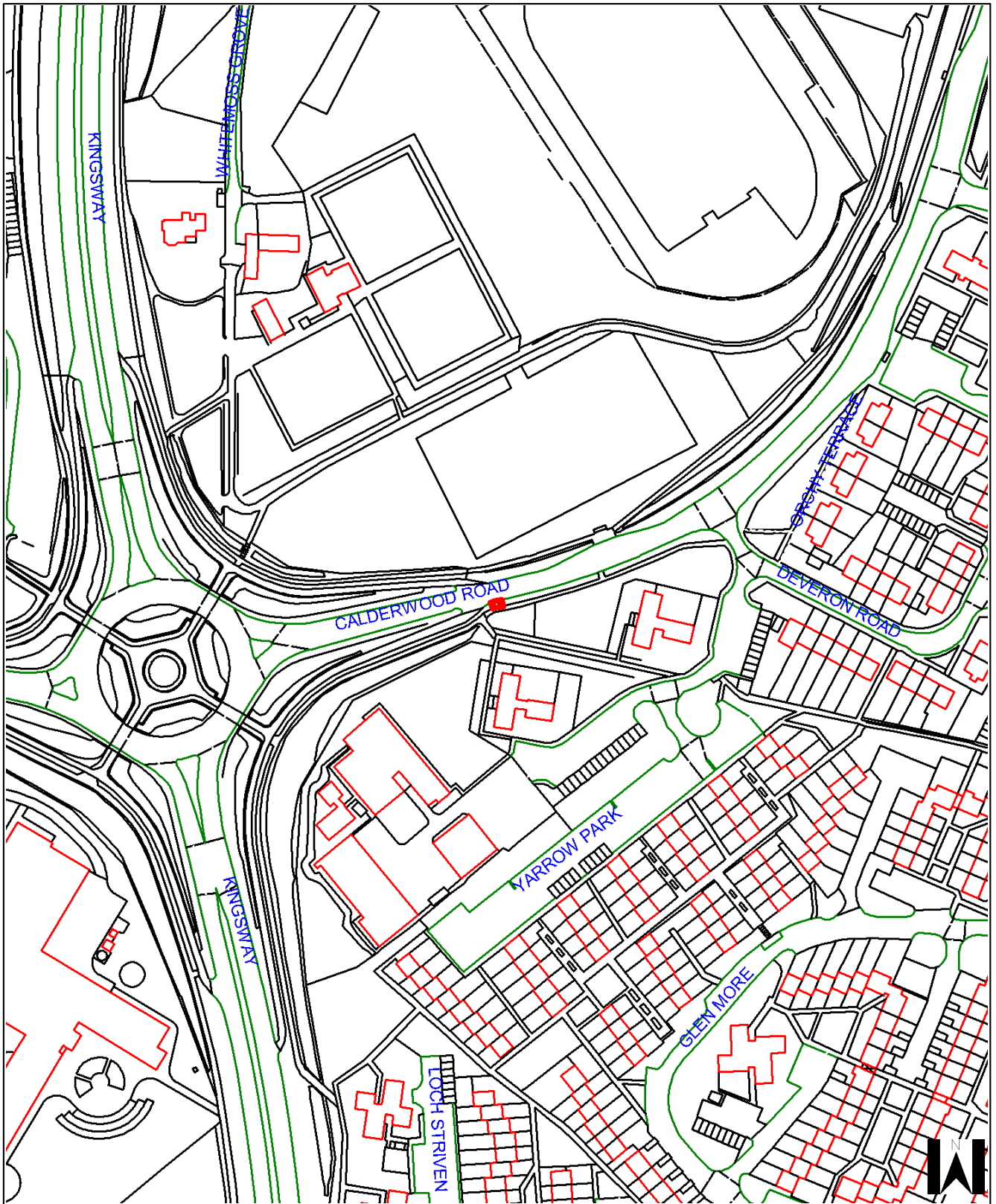
- 1 In the interests of amenity and in order to retain effective planning control.
- 2 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
- 3 In the interest of road safety.
- 4 For the avoidance of doubt and to specify the drawings upon which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

EK/1 1/0238

Planning and Building Standards Services

Pavement, Calderwood Road, East End of Whitemoss, East  
Kilbride

Scale: 1: 2500



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