

# Report

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Report to:	<b>Hamilton Area Committee</b>
Date of Meeting:	<b>22 June 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/11/0088
Planning Proposal:	Erection of 14.8 Metre Telecoms Mast and Associated Equipment

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone Ltd
- Location : Rossbank Road  
Whistleberry Industrial Estate  
Hamilton  
ML3 OED

## 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: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy ECON1 – Industrial Land Use  
Policy DM12 – Telecommunications

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

- ◆ Consultation(s):
  - Environmental Services
  - Roads and Transportation Services (Hamilton Area)
  - Scottish Power
  - The Coal Authority

## 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 Rossbank Road, Whistleberry Industrial Estate, Hamilton.
- 1.2 Rossbank Road is a cul de sac and the site is located towards the turning head of the road opposite the vehicular entrance/exit to a courtyard of industrial/commercial units. There is an existing small electricity sub-station in close proximity to the site and thereafter a large industrial unit approximately 10-12 metres in height. In addition there are existing street lighting columns approximately 8 metres in height in close proximity.

### 2 Proposal(s)

- 2.1 The applicant seeks planning consent for the erection of a 14.8 metre high telecoms mast and associated equipment at Rossbank Road, Whistleberry Road, Hamilton. The proposal also involves the installation of a ground based equipment cabinet (440 mm deep by 1840 mm wide) and a small meter pillar adjacent to the cabinet. All of the apparatus will be situated at the heel of the footpath.
- 2.2 The proposal is part of the strategic partnership between Vodafone and 02 to share mobile assets in the U.K.
- 2.3 An ICNIRP compliant declaration and supporting statement has been submitted in support of the proposal.

### 3 Background

- 3.1.1 In terms of the South Lanarkshire Local Plan the site is identified as being within an Industrial Area (as defined by Policy ECON1). In general terms policy ECON1 opposes the loss of industrial uses to other development.
- 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.

### 4 Consultation(s)

- 4.1 **Roads and Transportation Services** – No objections to the proposal commenting that the cabinet doors should open in a manner as not to obstruct the safe movement of pedestrians and that service vehicles should be parked in such a manner as not to obstruct the visibility at junctions to the surrounding industrial units.  
**Response:** - Noted.
- 4.2 **Environmental Services** – No objections.  
**Response:**- Noted.
- 4.3 **Scottish Power** – No objections  
**Response:**- Noted.

- 4.4 **The Coal Authority** – Originally objected to the proposal as the mast would be situated close to a recorded mine entry and insufficient information had been lodged to adequately address the historical impact of coal mining. Subsequently a Coal Mining Risk Assessment Report was submitted as it has been confirmed that as long as the recommendations contained within this report are complied with and an appropriate condition imposed to ensure same, the objection can be removed.

**Response:-** Noted. An appropriate condition will be imposed should consent be issued.

## 5 **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken in respect of the proposal. It was also advertised in the local newspaper. No letters of representation have been received.

## 6 **Assessment and Conclusions**

- 6.1 The current proposal is for the erection of a monopole telecommunications mast and associated equipment located on a pavement adjacent to Rossbank Road, within Whistleberry Industrial Estate, Hamilton.
- 6.2 The Town and Country Planning Act requires this application to be determined in accordance with the provisions of the development plan unless material planning considerations indicate otherwise. It is considered that given the nature and scale of the proposal no structure plan policies are relevant. Consequently the main determining issues with regard to this proposal are whether it accords with current government guidance on the siting and design of telecommunications masts, compliance with local plan policy and impact 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
  - (f) erecting new ground based mast.

In considering these 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.

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. In this regard I am of the opinion that the proposal does respect the existing street scene primarily because it is located within an industrial area with a large industrial building in close proximity which to some extent will mitigate the presence of the mast. In addition the industrial area is not 'environmentally' sensitive from a streetscene or townscape point of view.

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 eight alternative sites that have been considered. Four of these sites would not provide the requisite level of coverage, two were discounted because of lease problems, one was discounted because there was insufficient space and one was discounted because it is considered that it would be more visually intrusive. 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 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 and location.

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'. In view of the above and especially the fact that the proposal is located in an industrial area away from housing, 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. I am of the view that the applicant has selected a site which adheres to this advice because it is located in an industrial area and is therefore not an overly sensitive location.

Furthermore the design of the mast is a slim monopole, which would not appear too incongruous in the context of the existing street lights and it would house equipment for two operators, possibly removing the need for another mast elsewhere.

- 6.4 Policy DM12 – Telecommunications - of the South Lanarkshire Local Plan is of particular relevance. This policy states, amongst other matters, that telecoms developments should meet a number of criteria. In this regard the applicant has identified eight alternative sites all of which were dismissed for the reasons stated previously. 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 location within the industrial area. In this respect the site is adjacent to a busy industrial road where the built environment is general 'busy' with a variety of structures. Furthermore the applicant has demonstrated the need for the development in accordance with a comprehensive network plan; indeed it is widely known that the demand for mobile services is increasing. In view of the above and especially the fact that the nearest residential property is approximately 150 metres away, I am of the opinion that the proposal accords with policy DM 12.
- 6.5 The proposal was advertised in the local newspaper and statutory neighbour notification was undertaken. No objections have been received from third parties or the statutory consultees. Planning conditions will be imposed to ensure that the cabinet doors are of sliding nature (to ensure that they don't open onto the public footway and cause temporary obstruction) and address the recommendation of the Coal Authority.

6.6 Overall it is considered that the proposal will have no adverse visual impact and complies with the Government's guidance on telecommunications development and Policies ECON1 and DC12 of the South Lanarkshire Local Plan.

## **7 Reasons for Decision**

7.1 The proposal is in accordance with government guidance on the siting and design of telecommunications apparatus as detailed within Scottish Planning Policy and Planning Advice Guidance Note 62 – Radio Telecommunications. In addition the proposal is in accordance with Policy ECON1 and Policy DM12 – Telecommunications of the South Lanarkshire Local Plan.

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

8 June 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 4 March 2011
- ▶ Press advert, Hamilton Advertiser, dated 17 March 2011
  
- ▶ Consultations
  - Environmental Services 15/03/2011
  - Roads and Transportation Services (Hamilton Area) 29/03/2011
  - Scottish Power 21/03/2011
  - The Coal Authority 3/06/2011

### **Contact for Further Information**

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

Murray Reid, Planning Officer, Brandon Gate, Hamilton  
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## Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/11/0088

- 1 This decision relates to drawing numbers:  
100, 200, 300 and 400
- 2 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.
- 3 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.
- 4 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 In the interests of amenity and in order to retain effective planning control.
- 3 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
- 4 In the interest of public safety.
  
- 2 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

For information only

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