

Report

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Report to:	Cambuslang/ Rutherglen Area Committee
Date of Meeting:	24 May 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0038
Planning Proposal:	Erection of 15m Telecommunications Streetworks Monopole and Associated Equipment Cabinet

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : O2/UK Ltd/Cornerstone
- Location : Stonelaw Road opposite Junction with Viewpark Drive, Rutherglen

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 Cambuslang/ Rutherglen Area Committee has delegated powers to determine this application.
- (2) The Cambuslang/ Rutherglen Area Committee is required to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
DM 1 - Development Management Policy
DM 12 - Telecommunications Development Policy
RES 6 - Residential Land Use Policy
COM1 – Town Centre Land Use

◆ Representation(s):

- ▶ 5 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Burnside Community Council

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of ground forming part of the public footway on Stonelaw Road, Burnside at the junction across from Viewpark Drive. The site is designated as Town Centre within the Adopted South Lanarkshire Local Plan (March 2009) and is located across from a residential area. The site sits next to an existing petrol station, bus stop and supermarket.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of a 15m high telecommunications streetworks monopole and associated equipment cabinet. This will incorporate 3no Vodafone and 3no. O2 antennas concealed within the structure and 2no equipment cabinets.
- 2.2 The proposal is part of the strategic partnership between O2 and Vodafone to share mobile assets in the UK. 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 The South Lanarkshire Local Plan (adopted) provides the development plan context for this application. The application site is adjacent to an area covered by Policy RES6 – Residential Land Use 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.
- 3.1.4 Policy COM1 – Town Centre Land Use allows a mixture of uses compatible with their role as a commercial and community focal point.

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.

4 Consultation(s)

4.1 **Roads and Transportation** – no objections subject to the applicants providing a Temporary Traffic Management plan prior to development commencing due to the waiting and loading restrictions on Stonelaw Road.

Response: Noted. Any planning permission would include the relevant condition.

4.2 **Burnside Community Council** – object to the proposal on the basis of the impact of this structure on the local landscape and its proximity to residential properties.

Response: Noted. The proposal is fully assessed in Section (6) of the report.

5 Representation(s)

5.1 Following neighbour notification, 5 letters of objection were received, the points of which are summarised below:

a) **The applicants have failed to comply with their own policy to consult with the local community on applications.**

Response: Whilst the Planning Service encourages phone operators to engage with the local community with regards to phone mast proposals, it is not a requirement of the planning process. Therefore any complaints in this regard should be taken up with the applicants directly. However, it is our understanding that a Drop In Session for the wider community was offered as an alternative.

b) **A 15m high structure on the main street is aesthetically unacceptable and will tower above the flats at Stonelaw Towers.**

Response: The proposed monopole style phone mast has been designed to look like street furniture therefore it is not considered that it will look out of place with the surrounding area. Furthermore, as the mast will have a large flatted building as a back drop and will only project approximately 1.0 metres above this building, I am satisfied it can be satisfactorily incorporated into the surrounding area.

c) **Masts should be kept at a reasonable distance from sensitive sites such as schools and residential areas.**

Response: Policy DM12 states that, in relation to sensitive sites, telecommunications masts may be permitted where they are disguised or concealed. As mentioned above, this mast is designed to look like street furniture, and given its setting next to existing commercial buildings, I consider this to be an acceptable location for this development.

d) **The mast would be located at an already congested area next to a petrol station, bus stop and busy junction.**

Response: It is noted that the mast is located next to commercial buildings; however it is considered that these buildings allow the mast to integrate with the wider area.

e) **Is there a risk of ‘mast topple’ and has the potential for an impact on the petrol station and fire/explosion been assessed?**

Response: A risk assessment in this respect is not justified.

- f) **Have other sites been considered? Burnside has been inundated with such proposals.**
Response: I can confirm that several other sites have been considered and ruled out by the applicants, as per the supporting information submitted with this application. It is noted that there have been a number of similar development type proposals in the local area, however it should be noted that several of these have never been made formal applications and instead have only reached the public consultation stage before being discounted. The applicants have also provided a justification for the requirement of this apparatus.
- g) **The proposed mast may pose a health risk.**
Response: With regard to health risks, government advice in this regard is that there is no evidence to support these concerns. However, subject to compliance with ICNIRP Public Exposure Guidelines, the Government has further advised that this is not a material planning consideration. It should be noted that an ICNIRP Declaration has been submitted in support of this proposal.
- h) **Ground works may have already started on this development.**
Response: Having carried out various site visits for this proposal, I have found nothing to support this may be the case.

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 streetworks monopole with associated equipment cabinets. 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. 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.
- 6.4 The relevant South Lanarkshire local plan policies in this case are DM1 – Development Management, DM12 – Telecommunications Development and RES6 – Residential Land Use and COM1 – Town Centre Land Use as detailed above. Policy DM12 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

base station is required to provide 3G coverage for both O2 and Vodafone networks within this part of Burnside where at present coverage levels are deficient. The applicant has provided details of 5 other sites within the Burnside area that were identified as alternatives, though subsequently ruled out. This information is detailed in the supporting information for the application. Furthermore, the applicant has demonstrated the need for the development in accordance with a comprehensive network plan i.e. the demand for mobile communication/data exchange is increasing.

- 6.5 With regard to Policies DM1, RES6 and COM1, the proposal is located within an area defined as commercial however is adjacent to a residential area. The proposed mast would be situated on the public pathway next to existing commercial buildings. The closest residential properties are Stonelaw Towers, a flatted development approximately 15 metres away. The closest residential dwellings at Viewpark Drive are approximately 23 metres. In this case, the mast has been designed to look like an item of street furniture with all antennas concealed within the structure. It requires to sit at the 15 metre height to allow clear propagation of the radio signal and provide optimum coverage to the deficient area. As Stonelaw Towers is approximately 14 metres in height I do not consider this structure will look visually obtrusive. Furthermore, the mast will be finished in galvanised grey steel to blend in with the surrounding area. I therefore consider this to be an acceptable development at this location.
- 6.6 Following neighbour notification, 5 letters of objection have been received, the points of which are summarised above. With regards to the issues raised it is not considered to merit refusal of the application. Furthermore, the Council's Roads and Transportation Service were consulted on this proposal and have offered no objection provided that the applicants submit a temporary traffic management plan prior to works beginning on site. This is due to highway restrictions at Stonelaw Road and will apply to any vehicles involved in the construction or future maintenance of the structure.
- 6.7 In summary, I am of the opinion that the proposal will not have a detrimental impact on the amenity of the area due to its location next to existing commercial buildings. The proposal satisfies the criteria set out in the relevant local plan policies and the Government's guidance on telecommunication development and I therefore recommend that planning permission is 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 within Scottish Planning Policies and in addition the proposal is in accordance with Policies RES6 and DM12 of the Adopted South Lanarkshire Local Plan (March 2009). The proposal also raises no issues in terms of road safety.

Colin McDowall
Executive Director (Enterprise Resources)

9 May 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Burnside Community Council 11/03/2011

 - Roads and Transportation Services (Cambuslang/Rutherglen Area) 21/03/2011

- ▶ Representations
 - Representation from : J C Low, 4 Douglas Avenue, Rutherglen, Glasgow G73 4RA, , DATED 21/03/2011

 - Representation from : Adeline Di Giacomo, 261 Stonelaw Road, Rutherglen G73 3RN, DATED 21/03/2011

 - Representation from : Mrs H Dourish, 46 Viewpark Drive, Burnside, DATED 08/03/2011

 - Representation from : Dr Julie P Ellor, 25 Viewpark Drive, Burnside, G73 3QE, DATED 04/03/2011

 - Representation from : Mr B & Mrs C McGuigan, Auburn, 19 Viewpark Drive, Rutherglen G73 3QE, DATED 04/04/2011

Contact for Further Information

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

Julie Stanfield, Planning Officer, Civic Centre, East Kilbride
Ext 6327; (Tel :01355 806327)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/11/0038

CONDITIONS

- 1 This decision relates to drawing numbers:

Site Location Maps - 100
Proposed Site Plan - 200
Proposed Site Elevation - 300
- 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 before development begins, a Temporary Traffic Management plan shall be submitted to and approved by the Roads and Planning Authority for the installation and maintenance of this apparatus due to traffic restrictions at this location.

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 road safety

CR/11/0038

Planning and Building Standards Services

Stonelaw Road, opposite junction with Viewpark Drive,
Rutherglen

Scale: 1: 1250

For information only

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