

# Report

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Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>2 November 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0281
Planning Proposal:	Erection of 20m Telecommunications Monopole and Associated Equipment Cabinets

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone Limited
- Location : Singer Road  
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 East Kilbride Area Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
ECON 1 - Industrial Land Use Policy  
DM 1 - Development Management Policy  
DM 12 - Telecommunications Development Policy

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments 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 forming part of the service strip on Singer Road, East Kilbride. The site is bounded by trees with open ground to the west, open ground with industrial units to the north, Singer Road and an industrial unit to the east and by Singer Road to the south. The site is approximately 50 metres north of the junction with Greenhills Road on the west side of the carriageway.

### 2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 20 metre high telecommunications monopole and two 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.

- 3.1.4 This application would normally be dealt with under delegated powers, however, as the Council has an interest in the land, the application requires to be referred to Committee.

#### 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 (SPP) (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.

## 5 **Representation(s)**

5.1 No letters of representation have been received for this application following statutory neighbour notification and advertisement in the East Kilbride News for non-notification of neighbours.

## 6 **Assessment and Conclusions**

6.1 The applicant seeks detailed planning permission for the erection of a 20m high telecommunications monopole and 2 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
- ◆ 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. However, in this case I am of the opinion that the proposal will not have a detrimental impact on the amenity of the area due to its setting in an industrial locale and backdrop of mature trees.

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 three alternative sites that have been considered. All of these were discounted due to being unable to agree commercial terms. 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 and location.

- 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 mature 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 6.5 above. The external appearance of the apparatus is such that it will have minimal impact on the surrounding environment, as detailed in paragraph 6.4 above.
- 6.8 No letters of representation have been received for this application and no objections were raised by consultees.
- 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)**

18 October 2011

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads and Transportation Services (East Kilbride Area)

13/09/2011

## **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

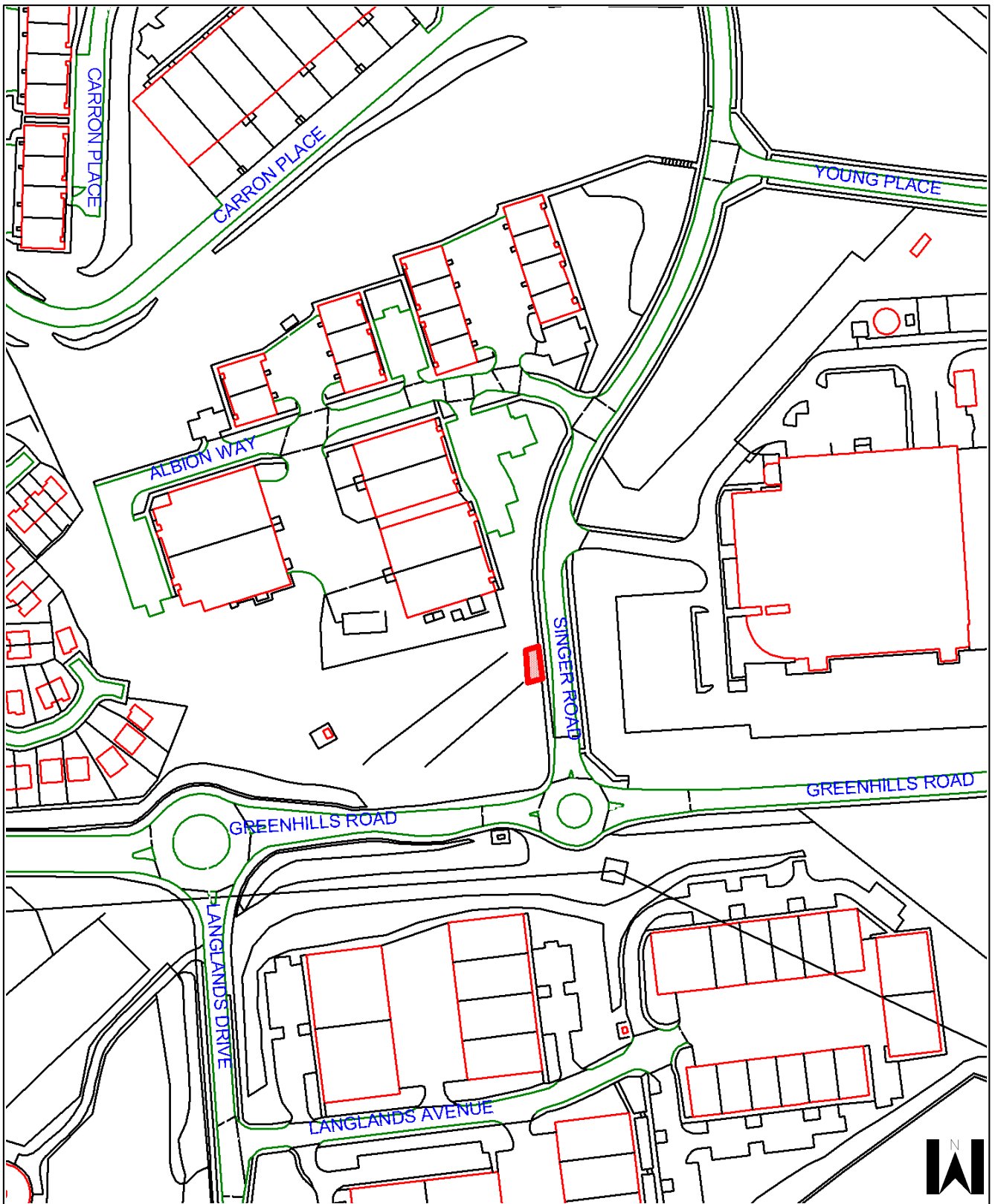
PAPER APART – APPLICATION NUMBER: EK/11/0281

### **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: B 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.



For information only

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