

# Report

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Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>9 March 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0009
Planning Proposal:	Erection of 17.5m High Telecommunications Street Furniture, Associated Equipment Cabinet and Safety Barrier

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Vodafone UK and O2 UK Ltd
- Location : Stroud Road  
Whitehills  
East Kilbride  
G75 0NF

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

## 3 Other Information

- ◆ Applicant's Agent: Mono Consultants Ltd
- ◆ Council Area/Ward: 7 East Kilbride Central South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**  
RES6 – Residential Land Use  
DM1 – Development Management  
DM12 – Telecommunications Development

◆ Representation(s):

- ▶ 0 Objection Letter
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Enterprise Resources - Estates  
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 grass verge adjacent to a lay-by on Stroud Road, East Kilbride. The site is bounded by open space to the immediate south (with new housing beyond), east and west and by Stroud Road to the north (with open space beyond). The site is approximately 190m west of the junction with Copenhagen Avenue.

### 2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 17.5m high telecommunications street furniture monopole with associated equipment cabinet and safety barrier.

### 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
- ◆ 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.

4.2 **Enterprise Resources (Estates)** – no response received to date.

**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 17.5m high telecommunications street furniture monopole with associated equipment cabinet and safety barrier. 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. I am of the opinion that the proposal does respect the existing street scene as existing street furniture is located in the vicinity of the application site and the proposed monopole will integrate well into this environment.

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 nine alternative sites that have been considered. All of these were discounted due to their unsuitability, ranging from being on schools, priority green space areas, the height of buildings 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 and location.

- 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 proposed mast is located in an area outlined as Residential Land Use, it is sited at the edge of this area on a busy road. It is regarded that there will be no adverse impact in terms of amenity as the monopole is disguised as street furniture and it is therefore felt 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. Although the application site adjoins a residential area, it is not considered to be a sensitive site due to the proposal being located on the verge of a busy road. The applicant has demonstrated that the site is the most appropriate location and that no suitable alternatives exist, as outlined in paragraph 6.2 above. The external appearance of the apparatus is such that it will have minimal impact on the surrounding environment, as detailed in paragraph 6.3 above.
- 6.8 No letters of representation have been received for this application and no objections have been raised following consultation.
- 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 within Scottish Planning Policy and Planning Advice Guidance Note 62 – Radio Telecommunications. In addition, the proposal is in accordance with Policies RES 6, DM1 and DM12 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

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

21 February 2011

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan (adopted)
- ▶ Scottish Planning Policy
- ▶ Planning Advice Note 62

- ▶ **Consultations**

Roads and Transportation Services (East Kilbride)

16/02/2011

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

## Detailed Planning Application

PAPER APART – APPLICATION NUMBER: EK/11/0009

### **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: A and 301 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.

EK/11/0009

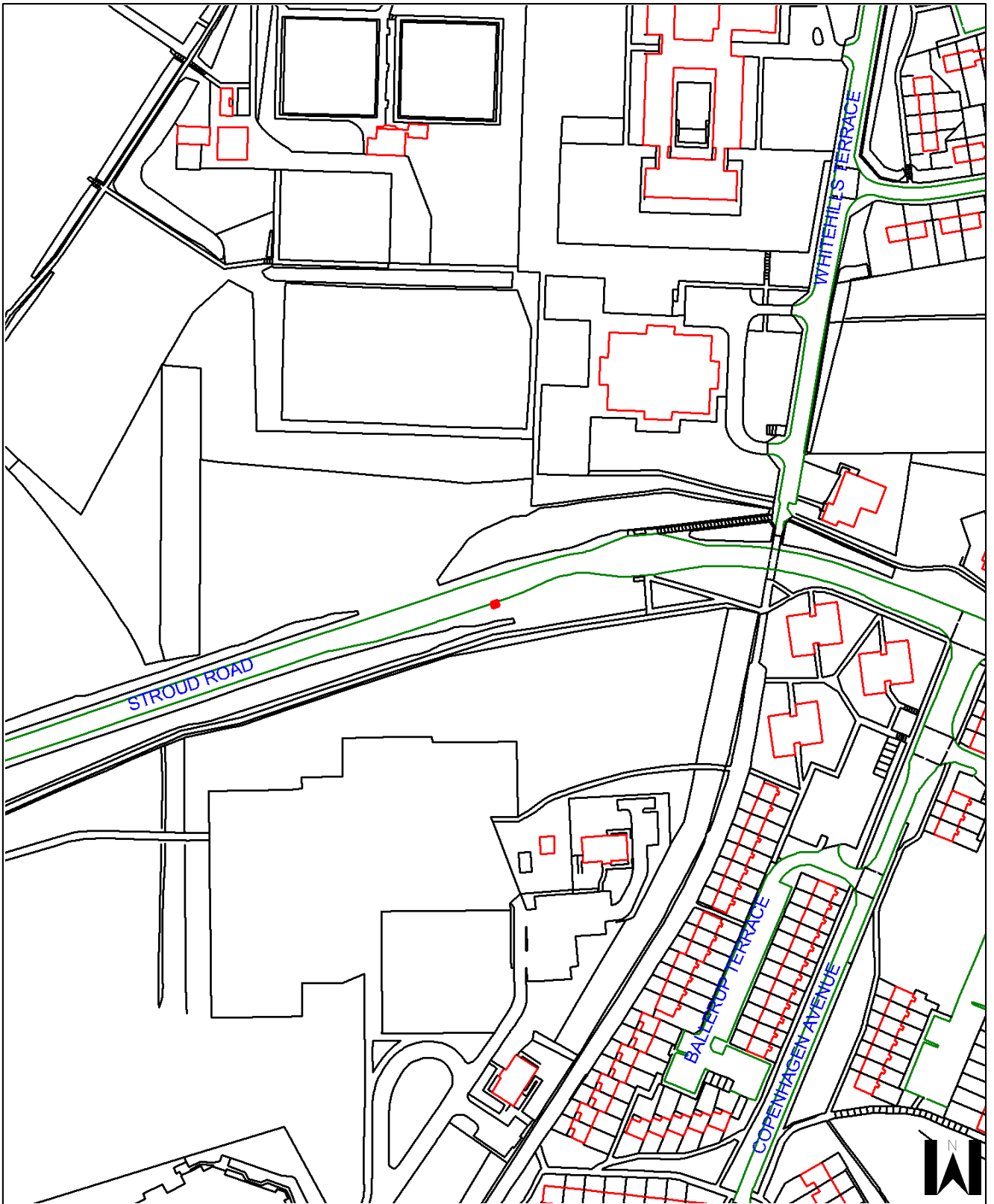
Stroud Road, East Kilbride

Planning and Building Standards Services

Scale: 1: 2500

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