

KEY INFORMATION**Ward** Balgay**Proposal**

Locate 3 No telecommunications antenna, 2 No transmission dishes and associated equipment

Address

Water Tower
Yarrow Terrace
Dundee

Applicant

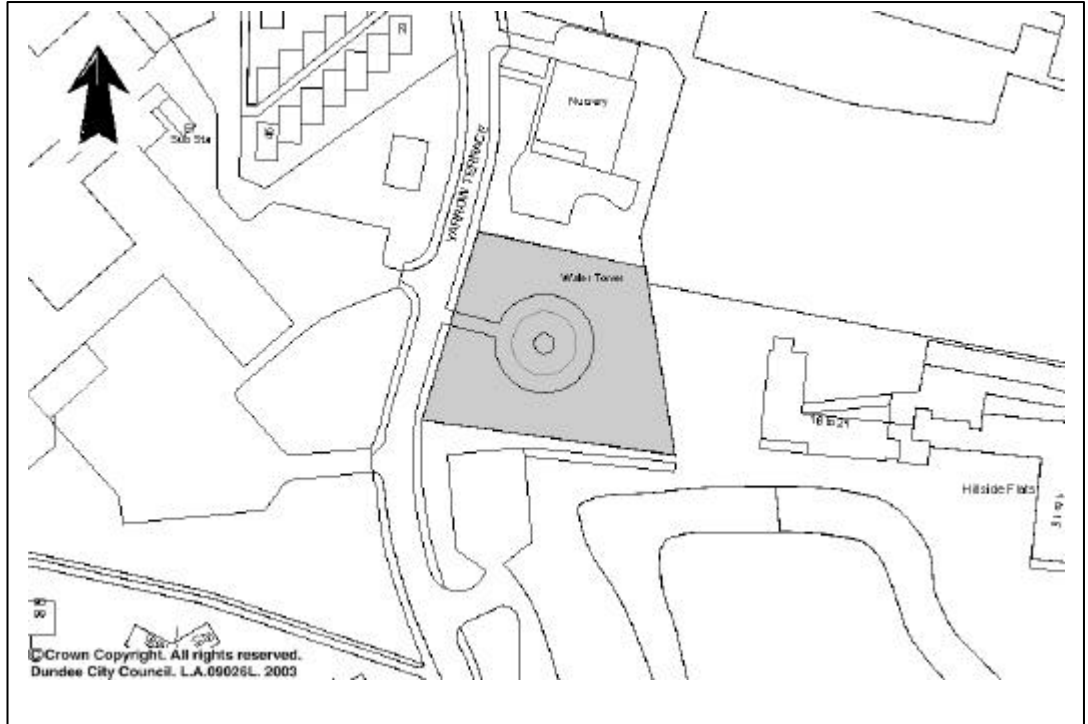
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Registered 13 September
2005

Case Officer Eve Jones



Proposed Mobile Phone Antennae in Yarrow Terrace

The erection of 3 telecommunications antenna and 2 No transmission dishes is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the proposal complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's Non-Statutory Policies and National Planning Policy Guidance. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the installation of 3 telecommunications antenna and 1 transmission dish on the water tower and the provision of 2 ground based equipment cabinets. Permission has previously been granted for a total of 12 antenna and 2 dishes for 3 other operators to be located around its perimeter although not all the permitted equipment has been installed.
- The water tower is a prominent local feature on an open site close to nursery, primary and secondary schools, housing, open space and student housing.
- The equipment is required to replace an existing base station on Hillside Court tower block which is being decommissioned. There are no suitable alternative locations for mast sharing or use of existing buildings in the operational area.
- The proposal complies with Policies 78 and 1 of the Dundee Local Plan Review 2005, the relevant National Planning Policy Guidance and the City Council's "Non-Statutory Policies in Relation to Telecommunications Masts and other Apparatus". There were no objections to the application and it is referred to Committee at the request of the Ward Councillor.
- The tower is an imposing white structure in a prominent location. The antenna whilst noticeable is not unsightly, although all of the approved antenna have not yet been installed. However, the site may have reached its capacity with this current application and any further proposals from the remaining operators may need to seek more creative solutions to the location of further antenna.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of 3 telecommunications antenna and 2 transmission dishes on the water tower with associated ground based equipment cabinets.

SITE DESCRIPTION

This large white water tower is on an elevated site on the east side of Yarrow Terrace. Menzieshill High School lies to the west, Menzieshill Nursery School to the north and Hillside Primary to the north east. There is residential development to the north west and open space to the south there is student accommodation beyond the playing fields to the east. There are 6 existing O2 antenna and 2 existing Airwave antenna on this tower and a further 3 Vodafone antenna and 1 dish have been approved.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 78: Location of Telecommunications Equipment.

Policy 78 also states that the Council's supplementary policies ("Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus") will be a material consideration in the determination of planning applications for telecommunications developments. (see below)

Policy 1: Vibrant and Sustainable Communities.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guidance 19: Radio Telecommunications

This national guidance emphasises the importance of establishing good communication and trust between operators and planning authorities and

encourages pre-application discussions to determine the most appropriate siting and design approaches. It acknowledges the benefits of modern telecommunications and seeks to encourage such development as being essential to a modern economy and contributing to sustainable objectives. It states that health issues are covered by other legislation. It gives advice on the siting and design of masts.

Planning Advice Note 62: Radio Telecommunications

This provides best practice advice on the process of site selection.



Non Statutory Statements of Council Policy

"Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus".

Policies 1 and 15 are of particular relevance and are considered in respect of Policy 78.

LOCAL AGENDA 21

Key Theme 7 requires access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

SITE HISTORY

Installation of 6 telecommunications antenna confirmed as permitted development 22/08/1996.

03/00472/FUL Planning permission granted for the installation of 3 OMNI antenna and 1 GPS dish plus 2 ground

based equipment cabinets for Airwave. 26/08/2003.

05/00589/FUL Planning permission granted for the installation of 3 antenna and 1 dish plus 2 ground based equipment cabinets for Vodafone. 15/08/2005.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no objections were received. The application is referred to the Development Quality Committee for determination at the request of the Ward Councillor.

CONSULTATIONS

There were no adverse comments from consultees

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

Policy 78: Location of Telecommunications Equipment. In general and in the first instance, operators are encouraged to share existing masts in order to minimise environmental impact. This proposal is for mast sharing on a large water tower which currently accommodates other equipment. The submitted justification states that there are no other suitable mast share options in the operational area. The proposal complies with the policy subject to its assessment against the City Council's supplementary Non-Statutory Guidance which is a material consideration in the determination of this application and is considered below.

Policy 1: Vibrant and Sustainable Communities. Within areas where residential uses predominate, developments should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by reason of design, layout,

parking and traffic movement issues, noise or smell.

The supporting statement advises that: the site is a large water tower in a prominent location; it already supports a number of telecommunications antenna; a further 3 have been approved but yet to be installed. Lacking suitable alternative sites, the alternative would be a new mast in another location.

It is considered, on balance, that the installation of the antenna on the tower would have the least impact visually on the local environment and is therefore in accordance with this policy.

It is considered that the proposal complies with the relevant policies in the development plan.

Other Material Considerations

National Guidance. Pre application consultation was carried out, the applicant was advised on the need for planning permission and was advised of the Council's policies. Accurate details of the existing and approved antenna to be located on the tower were requested.

The proposal was assessed in terms of the Council's Non Statutory Policies, which are a material consideration in terms of Policy 78 and comply with NPPG19 and PAN62.

N/S Policy 1: there should be an assessment of the operational justification, alternative site, the options for mast sharing or use of buildings and the cumulative impact of individual proposals where other telecommunications developments are present nearby. The proposal has an operational justification which states that the existing Orange installation on the rooftop of a residential tower block at Hillside Court is due to be decommissioned because of the proposed demolition of the block. A replacement site is required to maintain coverage and to provide for enhanced 3G services. There are no available opportunities for mast sharing on sites or buildings in the operational area. The developers agent considers that the cumulative impact of antenna on the tower is not adversely affected and the decommissioning of the existing tower on the Hillside Court block will reduce the visual impact of the base stations on the wider area of Menzieshill. The

development is acceptable if it does not conflict with other policies in the Local Plan or National Guidance.

N/S Policy 15: Mast Sharing and Design Issues.

Roll out programmes should be submitted and "in particular, opportunities for mast sharing will be maximised, subject to satisfactory location and design controls, except where specified in these guidelines". The site is not adversely affected by any of the other N/S policies and the proposal maximises mast sharing.

The proposal is considered to comply with N/S Policies 1 and 15.

It is concluded from the foregoing that the development is in accordance with the relevant policies in the development plan and is supported by the material considerations of the Council's Non Statutory Policies. There were no objections to the proposal.

Design

The tower is an imposing white structure in a prominent location. The antenna whilst noticeable are not unsightly, although all of the approved antenna have not yet been installed. However, the site may have reached its capacity with this current application and any further proposals from the remaining operators may need to seek more creative solutions to the location of further antenna.

CONCLUSION

It is concluded that the proposal complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's Non-Statutory Policies and National Planning Policy Guidance. Therefore the application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 In the event that the equipment becomes obsolete or redundant,

it must be removed and the structure reinstated to the satisfaction of the City Council within three months of that date.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In the interest of the visual appearance of the area and to maintain the fabric of the water tower.