

KEY INFORMATION**Ward** Brackens**Proposal**

Erection of 29m monopole tower accommodating 3 telecommunications antennas and associated equipment

Address

Clatto Barns Workshops
Dalmahoy Drive
Dundee

Applicant

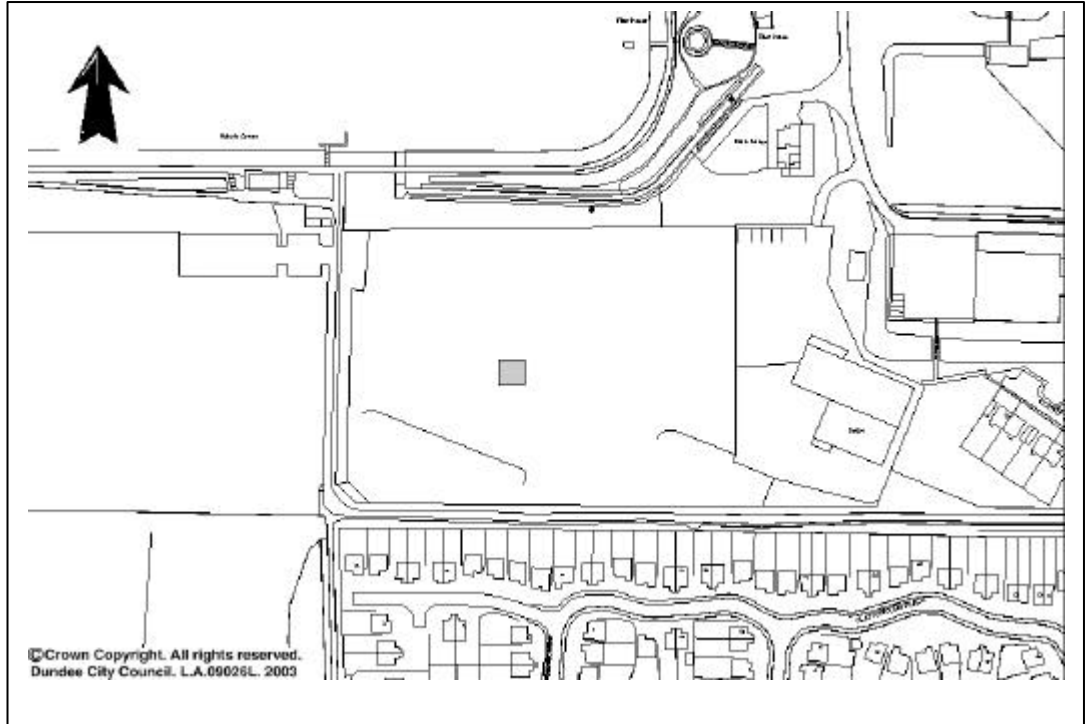
Orange PCS Ltd
Unit 2
Masterton Way
Tannochside Business Park
Uddingston
Glasgow G71 5PT

Agent

Pentland Ltd
Canal Court
40 Craiglockhart Avenue
EDINBURGH EH14 1LT

Registered 13 September 2005

Case Officer Eve Jones



Proposed Phone Mast in Dalmahoy Drive

The erection of a monopole tower is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**.
Report by Director of Planning and Transportation

RECOMMENDATION

The application is considered to comply with Policies 78 and 1 of the Dundee Local Plan Review 2005, the National Planning Policy Guidance and the City Council's Non-Statutory Planning Policies in relation to Telecommunications and other Apparatus. The recent appeal decision for the adjoining floodlighting column is a strong material consideration in the consideration of this application. Recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 29 metre high monopole accommodating 3 telecommunications antenna and 2 ground based equipment cabinets. The pole will also accommodate a cluster of floodlights at a height of 25 metres. The monopole will replace an existing 27 metre high floodlighting column.
- The site lies within the grounds of Clatto Water Treatment works and is 96 metres from the boundary of the nearest house to the south. There is another similar floodlighting column to the east of this site. Planning permission has recently been granted, on appeal, for that column to be replaced by a monopole in a very similar development to this submission.
- The application was the subject of statutory Neighbour Notification and there were no objections. The application is referred to Committee at the request of the Convener.
- The proposal is considered to comply with Policies 78 and 1 of the Dundee Local Plan Review 2005, the National Planning Policy Guidance and the City Council's Non-Statutory Planning Policies in relation to Telecommunications and other Apparatus. The recent appeal decision for the adjoining floodlighting column is a strong material consideration in the consideration of this application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 29 metre high monopole to accommodate 3 telecommunications antenna and 2 associated ground based equipment cabinets. The pole will also accommodate a cluster of floodlights at a height of 25 metres.

SITE DESCRIPTION

The site lies within the grounds of the Clatto Water Treatment Works off Dalmahoy Drive at the north west boundary of the City. The works comprise reservoirs, treatment works and associated offices within extensive grounds. There is an existing 27 metre high flood light pole approximately 65 metres to the east of the application site and both provide lighting for a large part of the operational site. The nearest houses to the south are 96 metres (to the garden boundary) and 111 metres to the actual house. There are staff houses within the Treatment Works boundary which are 120 metres away (north) and 205 metres away (east). The wider area to the south and east is residential. Clatto Country Park lies beyond the Water Treatment Works to the north and west.

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)

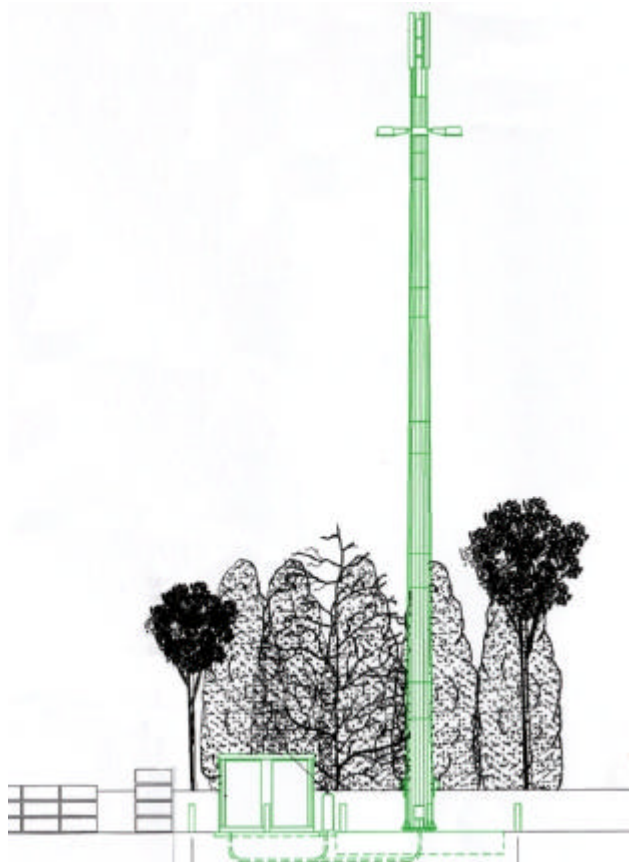
Policy 1: Vibrant and Sustainable Communities.

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, 2 and 3 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

04/00760/FUL Planning application for installation of 29m monopole accommodating 3 telecommunications antenna and equipment cabinets. The monopole was to replace the existing floodlight tower and would also carry floodlights. The application was refused by Development Quality Committee on 13 December 2004 and was granted on appeal, subject to conditions, on 21 September 2005. The current application is for the same type of development for a different telecommunications operator.

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 Convener.

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:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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, operators are encouraged to share existing masts in order to minimise environmental impact. The applicants indicate that there are no suitable site sharing alternatives identified for the identified target coverage area and no suitable buildings or structures. Where mast sharing is not a feasible proposition, alternative solutions in terms of location and design will be assessed with the objective of minimising the environmental impact on the City.

As noted above, there is an existing, 27 metre high floodlighting column 65 metres to the east of this site which has recently been granted planning permission to be replaced by a 28 metre monopole mast with floodlights with a similar design to the proposal in this application. The proposed monopole is not designed to accommodate additional antenna in order to allow mast sharing.

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 site is on the margins of a residential area and contains an existing 27 metres high floodlighting pole. It is considered that the replacement of this existing structure with a similar pole, 29 metres high will not detract from the visual appearance of the existing site.

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.

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 Barassie Court is due to be decommissioned because of the proposed demolition of the block. A replacement site is required to maintain coverage.

There are no existing masts in the area which would allow site sharing and there were no suitable existing buildings or structures. There is an existing 27 metre high floodlighting pole at the site. It is proposed to be replaced by a structure of similar style which is 2 metres higher. It is considered that the additional 2 metres will not be apparent in this context. The development is acceptable if it does not conflict with other policies in the Local Plan or National Guidance.

The proposal is considered to comply with N/S Policy 1.

N/S Policy 2: There will be a general presumption against free standing masts and ground based apparatus within or immediately adjacent to residential areas. However exceptions to the general presumption may be made where the proposal is sensitively sited and designed and where the operator has demonstrated that it is the most appropriate location. As detailed above the operator has submitted justification that this is the most appropriate location, the site does not lie within a residential area and is 96 metres from the boundary of the nearest house.

The proposal is considered to comply.

N/S Policy 3: there will be a general presumption in favour of the location

of ground-based masts within existing industrial estates and sites allocated for industrial development in the Local Plan provided such proposals;

- i are located and designed so as to minimise their visual impact.
- ii do not prejudice the achievement of the Plan's employment policies.

The site is not an industrial estate or an allocated industrial site but the site does lie within a large public utility complex, which has the appearance and characteristics of an industrial site. The design will replicate the existing floodlighting tower.

It is considered that the proposal complies with this policy.

Planning History

As noted above, planning permission was granted on appeal for the replacement of the adjacent floodlighting mast with a 29 metre monopole very similar to this proposal.

In the appeal decision, the Reporter notes that "although a ground-based mast is the last option in the check list (of criteria in NPPG19), it does not mean it will not be the best solution in many situations. Indeed the guideline goes further and states, " The siting and design of ground based masts must have regard to the landscape or townscape and make use of existing features to minimise any adverse visual effects". . . as the proposal is to substitute the mast for an existing floodlighting standard within an industrial storage yard, I find that this application fulfils this criterion almost as closely as it is possible to do so". The application was considered to be fully compliant with development plan policy.

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 and the planning history of the recent appeal decision for a very similar development. There were no objections to the proposal.

Design

The design of the mast and antenna seeks to replicate the design of the existing floodlighting column in order to minimise its impact on the visual

appearance of the area. The design as proposed is acceptable.

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, National Planning Policy Guidance and a recent appeal decision for an almost identical development within the same yard. 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 column made good for the purposes of continuing the lighting of the storage yard to the satisfaction of the City Council within three months of the date upon which the equipment is removed.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In order to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.