

KEY INFORMATION

Ward Riverside

Proposal

Erection of 12m high telecommunications monopole with equipment cabinet

Address

Land North of Naughton Place
Glamis Road
Dundee

Applicant

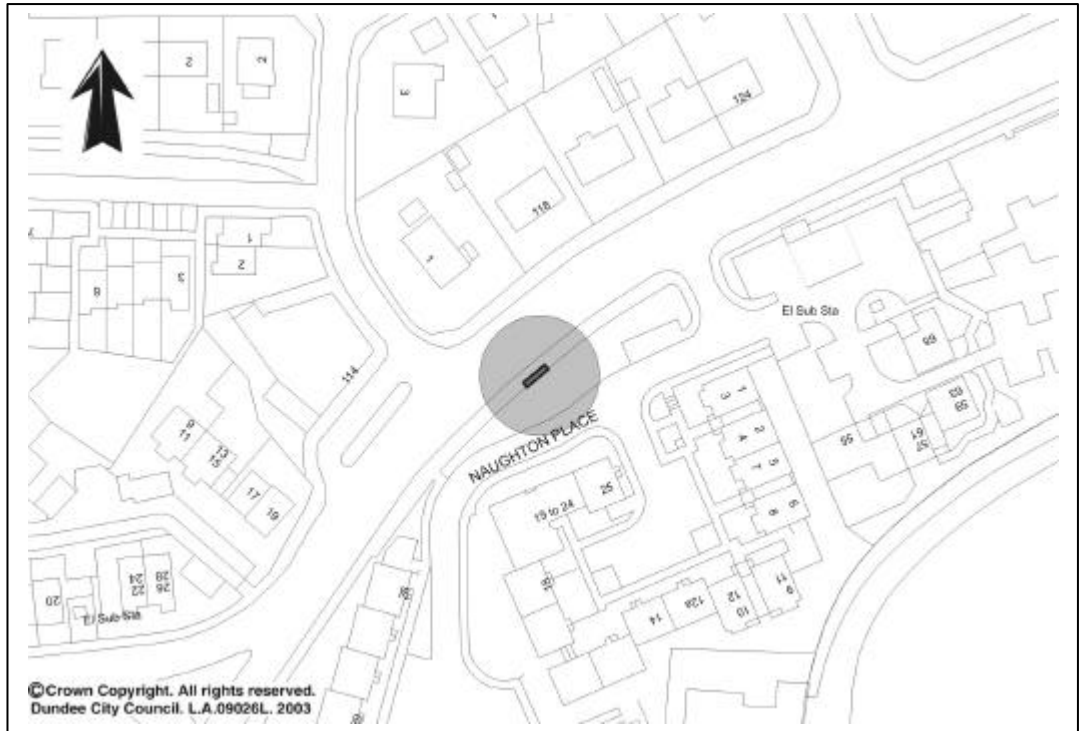
Hutchinson 3G Ltd
c/o Mono Consultants Ltd
48 St Vincent Street
GLASGOW G2 5TS

Agent

Mono Consultants
48 St Vincent Street
GLASGOW
G2 5TS

Registered 27 June 2006

Case Officer E Jones



Proposed Phone Mast in Glamis Road

The erection of a telecommunications monopole with equipment cabinet 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. The objection is not supported. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought to erect a telecommunications mast and associated equipment on the footway north of Naughton Place, Glamis Road, Dundee. The proposed mast is a 12 metre high, slimline monopole which will accommodate 3 antenna. Between the footway and Naughton Place to the south is a landscaped area of trees and shrubs, the trees being approximately 9 metres high. The nearest residential unit to the south is approximately 18 metres and to the north is 25 metres.
- The proposal is required to fill the gap in coverage for the local area as part of the planned Hutchison 3G network. The surrounding masts to the north, south east and west which complete the network have been approved and built. The applicant's agent has submitted the necessary ICNIRP Certificate. 9 alternative sites were investigated and considered unsuitable by the operator.
- Following consultation with the local community, the applicant held a meeting, attended by 32 local residents, to discuss the proposal. An objection was received on behalf of the residents of Naughton Place on grounds of obstruction of the footway. The footway is wide enough and the objection is not supported.
- The proposal complies with the policies in the Dundee Local Plan Review 2005, the Council's approved Non-Statutory Policies and the National Planning Guidance. The objection from local residents is not supported.

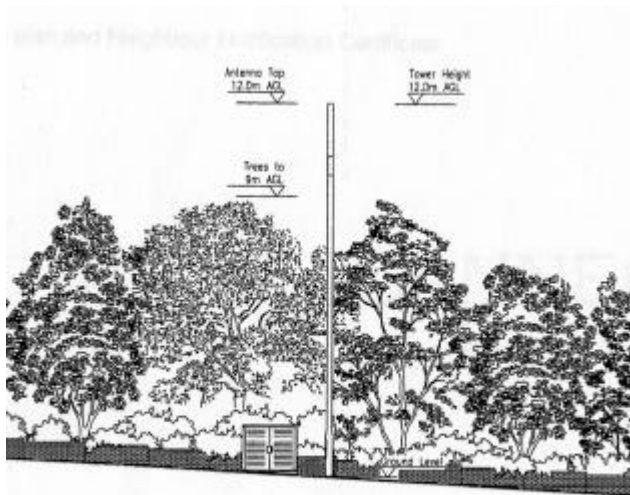
DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a telecommunications mast and associated equipment on the footway north of Naughton Place, Glamis Road, Dundee. The proposed mast is a slimline monopole which will accommodate 3 antenna. The pole will have a diameter of 0.210m and the total height will be 12 metres. 1 equipment cabinet 1750x950x1500 high will be located adjacent to the pole.

The proposal is required to fill the gap in coverage for the local area as part of the planned Hutchison 3G network. The surrounding masts to the north, south east and west which complete the network have been approved and built. The applicant's agent has submitted the necessary ICNIRP Certificate with regard to the operation of the mast and a detailed statement of justification in support of the application. The 9 alternative sites investigated and considered unsuitable by the operator are:

- 1 Menzieshill Water Tower, Yarrow Terrace, Dundee. This was the preferred site but the applicant took on board the reservations expressed by the Planning Authority with regard to the amount of telecommunications equipment approved and existing on the Tower. Members will recall that during consideration of the last planning application at the water tower it was considered that this site had reached its capacity for such equipment.
- 2 Ground based mast within car park of the Shand public house. The surrounding clutter would prevent effective radio signals and is unacceptable on technical grounds.
- 3 Mills Observatory, Balgay Park. The surrounding clutter from trees would prevent effective radio signals and is too far from the search area to provide the required level of coverage. It is unacceptable on technical grounds.

- 4 Grounds/Rooftop; Royal Victoria Hospital. The surrounding clutter from trees would prevent effective radio signals and is too far from the search area to provide the required level of coverage. It is unacceptable on technical grounds.
- 5 Streetworks monopole, Dickson Avenue. This site is too far from the search area to provide the required level of coverage and is unacceptable on technical grounds.



ELEVATION A

- 6 Rooftop/Flagpole St Ninians Church, Dickson Avenue. This site is too far from the search area to provide the required level of coverage and is unacceptable on technical grounds.
- 7 Streetworks Elmwood Road/Denoon Terrace. A site in this location would be too close to another H3G site and this would cause an unacceptable level of radio interference between the two sites therefore it is unacceptable on technical grounds.
- 8 Existing structure, Electricity pylons, Elmwood. The surrounding topography prevents effective propagation of radio signals to the required infill area therefore it is unacceptable on technical grounds.
- 9 Streetworks monopole, Charleston Drive. A site in this location would be too close to another H3G site and this would

cause an unacceptable level of radio interference between the two sites therefore it is unacceptable on technical grounds.

The monopole will be painted grey to match the existing Dundee City Council lighting columns in the area.

SITE DESCRIPTION

The site lies to the rear of the footway on the south side of Glamis Road opposite its junction with Dalrymple Street. The footway is approximately 3 metres wide at this point and is bounded by a 1 metre high wall. Between the wall and Naughton Place to the south is a landscaped area of trees and shrubs with the trees being approximately 9 metres high. The nearest residential unit to the south is approximately 18 metres and to the north is 25 metres.

The footway is clear of other equipment at this point. The nearest lighting column which is 10 metres high is approximately 15 metres away, to the south west, where there is also a street tree and a large directional road sign. Beyond that, there is a bus stop and shelter approximately 35 metres from the site. Glamis Road is wide at this point and has on street parking bays parallel to the footway which provide short term parking for the local shops on the corner of Glamis Road and Dalrymple Road.

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)

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".

Policy 1 is of particular relevance. Policy 2 refers to sites within or immediately adjacent to residential areas and Policy 3 to sites within existing or allocated industrial sites. As the site is not within or immediately adjoining a residential area, it is considered that Non-Statutory policy 2 does not apply in this case. As the site is not within an existing industrial estate or a site allocated for industrial development, it is considered that Non-Statutory policy 3 does not fully apply in this case. However, as the site is in a commercial use, some note can be taken of the Policy 3 requirements and these are considered in the Observations below.

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

There is no relevant planning history

PUBLIC PARTICIPATION

Following initial consultation with the City Council, the applicant's agent was advised of the close proximity of the site to the adjacent housing association sheltered accommodation. Consultation was then carried out with the local community and a petition signed by more than 30 residents was sent to the applicant. The applicant held a meeting, on 21 June, attended by 32 residents to discuss the proposal.

Statutory neighbour notification for this application was carried out and an objection was received on behalf of the residents of Naughton Place dated 5 July 2006. The letter of objection encloses copy correspondence between the applicants and the residents which details the above consultation process. The objection notes that the residents "object to a mast and control box being positioned in an area where many disabled, partially sighted and retired people will have an other obstacle to negotiate on the pavement they use regularly". Copies of the objection and the correspondence are available in Members' Lounges and will be considered in the observations below.

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.

It is considered that the applicant's agent has demonstrated that the alternative sites are unsuitable and has justified the choice of this site. They further advise that the design of the mast has been specifically chosen to replicate the appearance of the nearby street lighting columns.

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

Other Material Considerations

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 an additional site for telecommunications equipment is required to provide for Hutchison 3G's proposed 3G network in this area.

There are no existing masts in the area which would allow site sharing and there were no suitable existing buildings or structures. 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 to demonstrate that the alternative sites are unacceptable and that this is the most appropriate location. Furthermore, the design of

the mast has been chosen to replicate the existing street lighting columns in the area. The proposal is considered to comply with N/S Policy 2.

Objections

As detailed above, one objection has been received on behalf of the local residents of the houses at Naughton Place. The objection refers to health issues only as an aside but object on grounds of obstruction of the pavement for the disabled, partially sighted and retired.

As noted from the site description above, the footway is wide and there are no other obstructions or equipment in the near vicinity. Both the mast and the equipment box are located close to the boundary wall leaving 2 metres clear for pedestrians. Consultation were carried out with the relevant technical officers of the City Council to assess the capacity of the site to accommodate this equipment. The site was acceptable on technical grounds.

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. The objection is not supported.

Design

The mast is a slimline monopole designed to replicate the nearby street lighting columns and will be painted to match. The columns are 10 metres high and the proposed mast is 12 metres. The applicant has provide photomontages of the site which demonstrate that the mast will blend into the area in the context of the surrounding trees, road sign and lighting columns.

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. The objection is not supported. 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 site reinstated to the satisfaction of the Planning Authority within 6 months of the redundancy.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of visual amenity and the appearance of the surroundings.