

KEY INFORMATION**Ward** North East**Proposal**

Installation of replacement 15m monopole supporting three O2 antenna, three Vodafone antenna and one street cabinet and associated equipment

Address

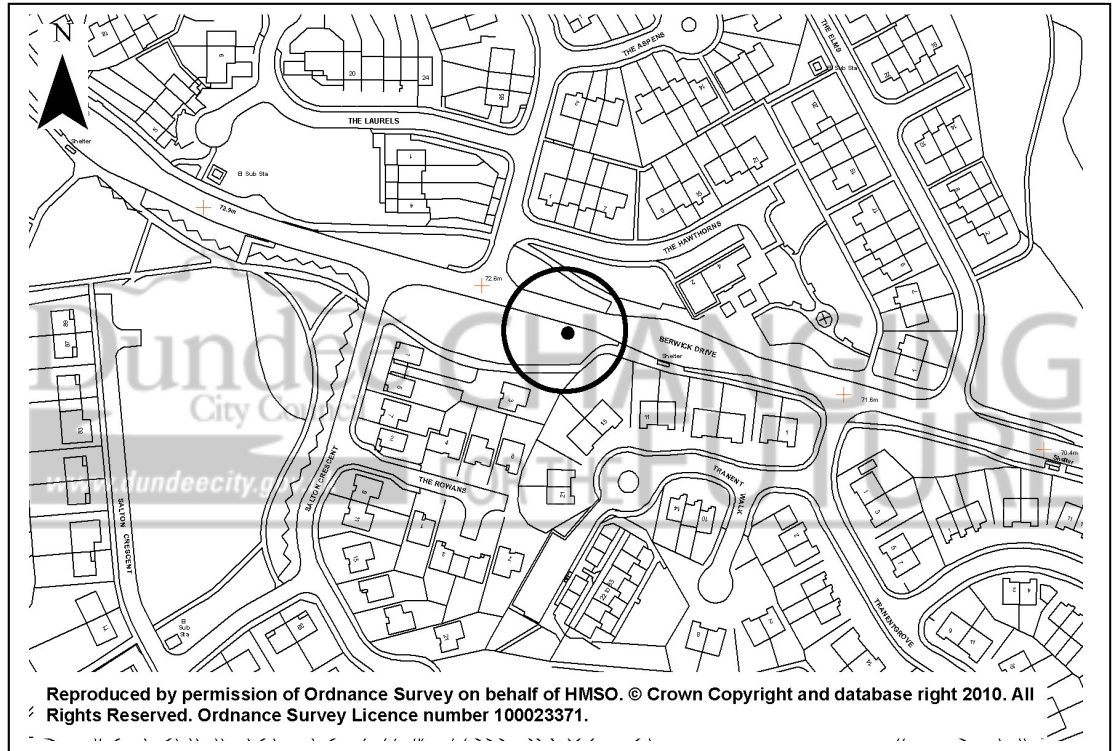
Land to South of Berwick Drive, Dundee

Applicant

Vodafone Ltd
c/o O2 (UK) Ltd/Tyco Electronics Ltd
300 Springhill Parkway
Glasgow Business Park
Baillieston
Glasgow G69 6GA

Agent

Tyco Electronics Ltd
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Glasgow Business Park
Baillieston
Glasgow G69 6GA

Registered 23 June 2010**Case Officer** Paul Macari

Proposed Replacement Telecom Mast at Berwick Drive

The installation of a replacement 15m monopole supporting three O2 antenna, three Vodafone antenna, one street cabinet and associated equipment is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

RECOMMENDATION

The proposals comply with the requirements of the Development Plan. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the installation of a replacement 15m high dual user monopole supporting 3no Vodafone and 3no. O2 antenna and 1no Vodafone street cabinet on land to the south of Berwick Drive, Dundee
- Policy 78 (Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005 and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus Nov 2006, are relevant to the outcome of this planning application.
- The Council has followed the statutory neighbour notification procedure stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2009. No letters of objection have been received.
- The proposals comply with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of a replacement 15m high dual user monopole supporting three Vodafone and three O2 antenna and one Vodafone street cabinet on land to the south of Berwick Drive, Dundee.

The existing mast with a height of 15m above ground level supporting three O2 antennae is to be removed and replaced by a 15m high mast supporting three O2 and three Vodafone antennae. The proposals will also include the installation of a Vodafone equipment cabinet to the west of the existing O2 equipment cabinet.

The proposals involve a dual operator telecommunications installation whereby Vodafone and O2 are systematically removing and upgrading their existing installations across the City.

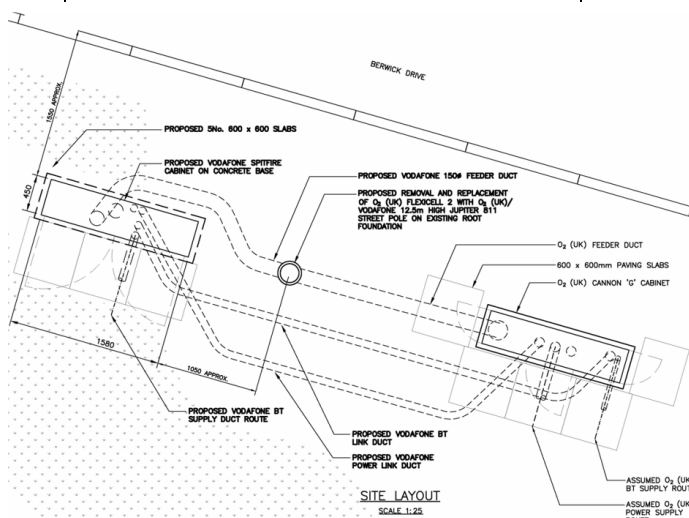
In accordance with the Council's mandatory scheme of delegation this application requires to be reported to the Development Management Committee as the Council is land owner of the application site.

SITE DESCRIPTION

The site comprises the roadside verge on the south side of Berwick Drive between its junctions with Tranent Grove and Salton Crescent. There are street lighting columns on this side of the road some 10 metres high on either side of the application site. The footpath is remote from the road at this location, running alongside the high garden walls of dwellings at Salton Crescent. A small area of open space is enclosed between Berwick Drive and the footway and there is a small copse of trees just to the south of the site. These trees would partially screen the proposed mast from the houses to the south.

The nearest house to the proposed mast is the dwelling at 3 Salton Crescent some 22 metres distant. It presents a side gable elevation to the site with a single small window at the upper level.

There is an existing 15m high monopole on site supporting 3 O2 antenna and an associated O2 equipment cabinet.



POLICY BACKGROUND

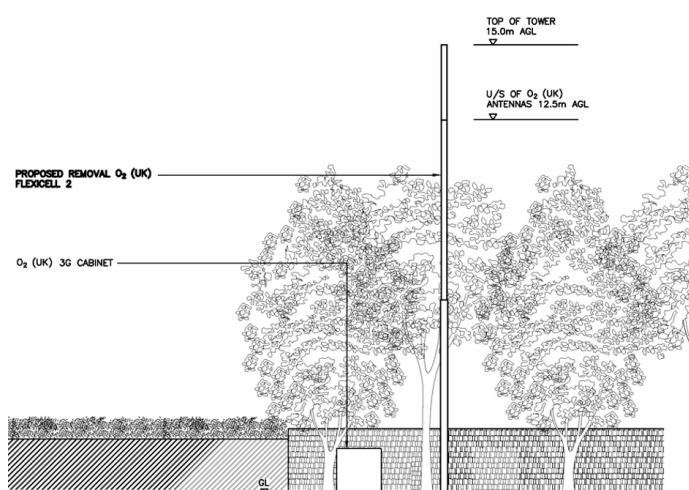
Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 78: (Location of Telecommunications Equipment) encourages, amongst other things,



Operators to share existing masts in order to minimise the environmental impact on the city. This Policy 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.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Scottish Planning Policy 2010 - PAN 62: Radio Telecommunications

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2006.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning application ref: 06/00238/FUL sought planning permission for the erection of a 15m high street works monopole and 2 no. equipment cabinets and meter cabinet at the foot of the monopole. This application was refused planning permission by the Council's Development Management Committee in May 2006. Planning permission was later granted on appeal.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedures stipulated by the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2009. No letters of objection have been received.

CONSULTATIONS

No adverse comments have been received from Consultees.

OBSERVATIONS

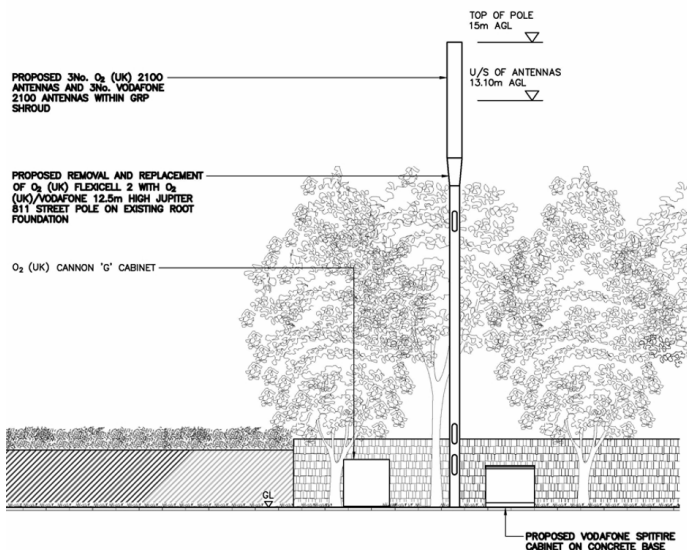
Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

Policy 78: (Location of Telecommunications Equipment) encourages, amongst other things, Operators to share existing masts in order to minimise the environmental impact on the city. This Policy 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. These policies are referred to below in the consideration of Other Material Considerations.

There is a history of applications for telecommunications masts in the wider area which demonstrate the difficulties faced by the telecommunications operators in identifying suitable sites for masts across the city due to the residential character of the area, the large buildings, the sloping nature of a number of sites, landscape features and the location of existing services below and above the footways. The proposal to replace the existing mast in order to mast share at this location, with only a minimal change to the appearance of the structure is considered to be consistent with the relevant aims of Policy 78. However, to ensure that the finish of the proposed telecommunications installation is consistent with the appearance of the existing Berwick Drive streetscape a condition relating to the appearance of the proposed installation will be incorporated into the grant of planning permission.

The applicant's agent has submitted the necessary ICNIRP Certificate with regard to the operation of the mast and a statement of justification in support of the application. Coverage maps have been submitted demonstrating



that the application site will enhance the coverage and service provided by Vodafone and O2. The use of alternative sites would have meant additional telecommunications installations within the locality where as mast sharing and the re-use of an existing site promotes a reduction in telecommunications installations across the city.



It is considered that the applicant's agent has satisfied the relevant requirements of Policy 78.

The proposals comply with the requirements of the Development Plan.

Other Material Considerations

Supplementary Planning Guidance

The proposal complies with Policy 1 and Policy 2 of the Council's supplementary guidance "Non Statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus". This is because the proposed mast has been sensitively distanced from residential properties, located against a backdrop of mature shrubs and trees and designed so as not to impact upon the existing Berwick Drive streetscape and neighbouring residential properties on Tranent Grove and Salton Crescent. In addition the Applicant has demonstrated that there is an operational justification for the proposals where a detailed site selection process ruled out several sites.

National Policy and Guidance

The proposals comply with the advice contained within the Scottish Planning Policy 2010 and PAN 62 "Radio Telecommunications".

This is because the proposals although of a sensitive design and location are part of a dual operator project between Vodafone and O2. Across Dundee existing Vodafone and O2 sites are being upgraded or removed to allow for more sustainable telecommunications operations and wider network coverage for both operators. This project will minimise the number of independent telecommunications installations. The design of the proposed installation at Berwick Drive will replicate the appearance of the existing installation, blending with the existing street furniture so as not to appear out of place within the existing streetscape.

Supporting Information

The Applicant has submitted a site specific supporting statement. The statement details the reasons why the application site was chosen amongst other sites and the reasoning behind the design of the proposed replacement telecommunications mast.

There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

Design

The design of the proposed replacement telecommunications mast will mirror the height of the existing mast and will therefore maintain the appearance of the Berwick Drive streetscape. To minimise the impact of the proposed mast on neighbouring residential properties, the proposed mast will be set against a backdrop of mature shrubs and trees.

CONCLUSION

The proposals comply with the requirements of the Development Plan. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

RECOMMENDATION

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

- 1 Prior to the commencement of work on site, details of the proposed colour for the mast and ancillary equipment shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 In the interests of safeguarding the appearance of the Berwick Drive streetscape.