

KEY INFORMATION

Ward West End

Proposal

Erection of 14.8m tall monopole to accommodate Vodafone and O2 antenna within GRP shroud plus ground level cabinet

Address

Land to northeast of roundabout
Ninewells Avenue
Dundee

Applicant

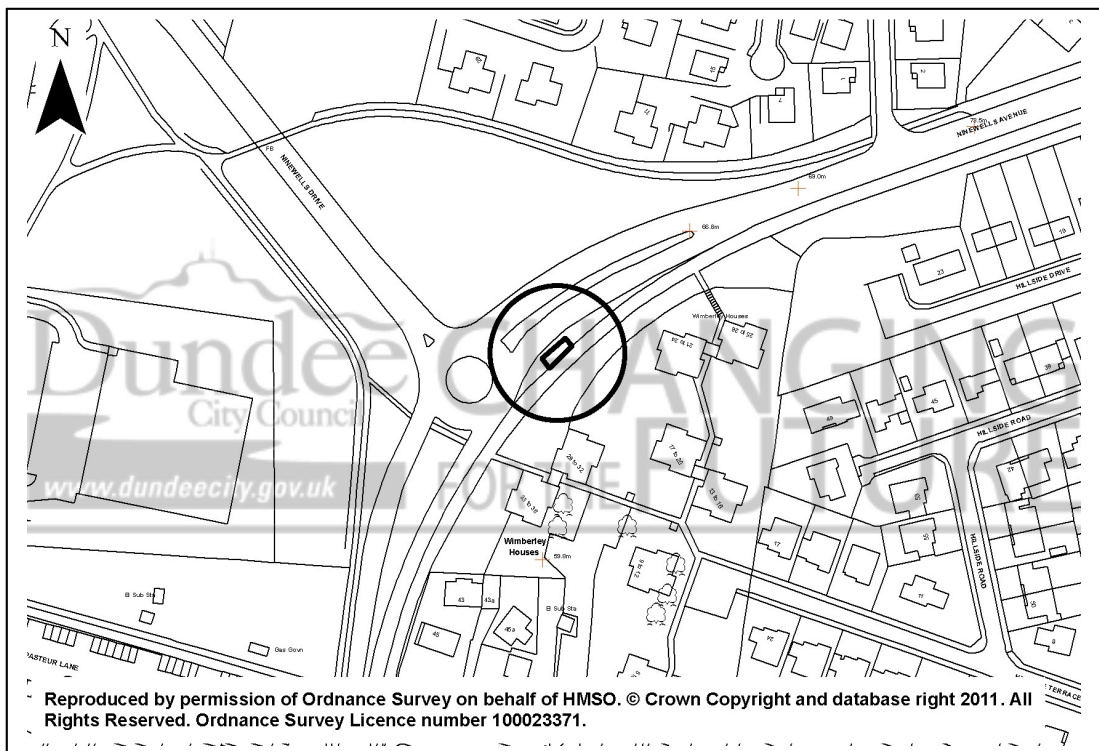
Vodafone/O2 UK
The Connection
Newbury
Berkshire RG14 2FN

Agent

Mr Andrew Swain
A and K Solutions Ltd
31 Churchill Drive
Bishopton PA7 5HF

Registered 15 Nov 2011

Case Officer Eve Young



Telephone Mast at Ninewells Avenue

The erection of a 14.8m monopole to accommodate Vodafone and O2 antenna within GRP shroud plus ground level cabinet is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposed mast will contain antenna for 2 separate operators which will provide 3G service to the local area. Alternative sites were investigated but this was considered to be the best solution. The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's own Non-statutory Policies and the National Planning Guidance. There were no objections and the application is therefore recommend for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The proposed mast will be 14.8m tall and contain antenna for 2 separate operators which will provide 3G service to the local area. The application site is a grass verge on the side of a busy local road which serves the hospital and provides links to Riverside Drive and beyond. The site is close to an area of landscaping along the eastern side of Ninewells Avenue.
- Alternative sites were investigated but this was considered to be the best solution given the adjacent hospital land and the residential nature of some of the surrounding areas.
- The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's own Non-statutory Policies and the National Planning Guidance.
- There were no objections.
- The application is required to be referred to the Development Management Committee for determination as the site is owned by the City Council.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 14.8 metre high telecommunications mast to support 3 x Vodafone antenna and 3 x O2 antenna within a GRP shroud. There will be one associated equipment cabinet, 1.9m x 0.80m x 1.65m. The mast will be coloured olive green and will provide 3G mobile services.

SITE DESCRIPTION

The site lies on the east side of Ninewells Avenue, north east of the roundabout which provides access in to Ninewells Hospital which lies to the west. The site is a wide grass verge between the road and the footway. There is a belt of trees and landscaping to the east and south, beyond which is a former student housing site which has planning permission for renovation of the buildings for residential use. There is a large area of landscaping to the north, beyond which lies relatively new residential development. Ninewells Avenue is a sloping road running down from north east to south west and carries heavy local traffic flows associated with the hospital and providing access to the west of the City from Riverside Drive.

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 1: Vibrant and Sustainable Communities. The introduction of an appropriate range of services and facilities are supported subject to compliance with other policies and minimisation of impact on environmental quality.

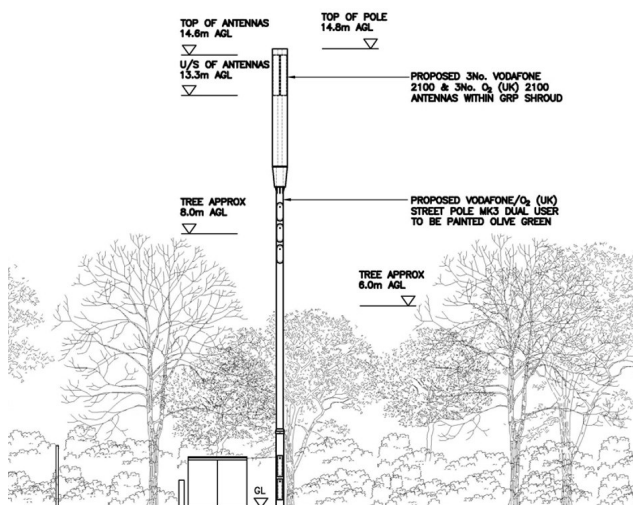
Policy 78: Location of Telecommunications Equipment - In general, operators are encouraged to share existing masts in order to minimise the environmental impact on the city. Where mast share is not feasible alternative solutions will be

assessed with the objective of minimising the environmental impact on the city. The policy adds that the Councils supplementary guidance on masts will be a material consideration.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

- Scottish Planning Policy (SPP); and
- Planning Advice Note (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".

The following are of particular relevance:

Policy 1: There should be an operational justification for the location and design of the proposal; a justification against alternative proposals considered and the prospects for mast sharing; and a justification for free standing proposals as opposed to siting apparatus on buildings.

Policy 2: Residential Areas. There will be a general presumption against the siting of free standing masts within or immediately adjacent to residential areas unless the proposal is considered to be sensitively located and designed and where the operator has demonstrated that it is the most

appropriate from other options investigated.

Policy 15: Mast Sharing and Design Issues. The Council will encourage opportunities for mast sharing subject to satisfactory location and design.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history relevant to this site.

PUBLIC PARTICIPATION

There were no properties within the statutory notification distance but the application was advertised in the local newspaper. There were no public representations on this application.

CONSULTATIONS

There were no relevant consultation responses.

OBSERVATIONS

The application is required to be referred to the Development Management Committee for determination as the site is owned by the City Council.

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

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 1: Vibrant and Sustainable Communities - the site is adjacent to an existing housing area to the east which is currently vacant but is the subject of planning permission for conversion from student housing to housing which has been commenced. This policy seeks to protect the environmental quality enjoyed by local residents. It is noted that the mast is to be located on the roadside verge of

Ninewells Avenue and will be screened from the housing site by the combined tree belt which bounds the site and the road. The nearest houses are 30m away to the east and 73m away to the north east.

It is considered that the proposal complies with Policy 1 as the location on the road verge; distance from the nearest housing and the design of the mast with antenna contained within a GRP shroud seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design and layout.

Policy 78: Location of Telecommunications Equipment - In general, operators are encouraged to share existing masts in order to minimise the environmental impact on the city. Where mast share is not feasible alternative solutions will be assessed with the objective of minimising the environmental impact on the city. The policy adds that the Councils supplementary guidance on masts will be a material consideration.

There are no existing masts in this location which will support the required 3G functions. However, this mast will accommodate antenna from two operators which will reduce the potential number of masts required to provide the necessary 3G mobile phone coverage to this area of the City.

It is concluded that the proposal complies with Policy 78 and Policy 1 of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

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

Policy 1: There should be an operational justification for the location and design of the proposal; a justification against alternative proposals considered and a justification for free standing proposals as opposed to siting apparatus on buildings.

The supporting information states that the proposal is to provide 3G network coverage for this part of the City, including the Hospital campus, which requires antenna to be closer than the earlier 2G cell areas. On average, 3G cells are required to be located between 500 and 1000m of each other.

Prior to the submission of this application, a number of alternative sites were investigated and the application property was chosen as the preferred site. The remaining sites which were discounted were:

1 Ninewells Avenue north. The site strikes a good balance between operational requirements and planning considerations but has been discounted by the applicant in favour of the application site.



2 Ninewells Hospital. There is a Vodafone 2G installation within the hospital but the NHS Trust will not allow it to be upgraded. Therefore all NHS Trust land and property has been discounted as not available.

3 Clyde Place/Tummel Place. This is a highly residential area with restricted footway widths and is also affected by overhead and underground services which further restrict options.

4 Clayhills Drive area. This has been discounted for the same reasons as 3.

The supporting statement refers to the extensive structural landscaping which will help to absorb the development into the street scene. The roads also host taller street lighting columns which this mast seeks to replicate. The layout has been selected to ensure that the free passage of pedestrians is not affected and that road safety is not compromised.

Policy 2: Residential Areas. The policy states that there will be a general presumption against the siting of free standing masts within or immediately adjacent to residential areas unless the proposal is considered to be sensitively located and designed and where the operator has demonstrated that it is the most appropriate from other options investigated. As noted above, the site is adjacent to a residential area but separated by extensive landscaping, the mast is designed to minimise its visual impact and cater for two operators to minimise the need for additional masts in this location.

Policy 15: Mast Sharing and Design Issues. The Council will encourage opportunities for mast sharing subject to satisfactory location and design. As noted above, it is considered that this proposal meets Policy 15.

It is concluded that the proposal complies with Policies 1; 2 and 15 of the Council's "Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus" and hence also fully complies with Policy 78 of the Dundee Local Plan Review 2005.

Scottish Planning Policy (SPP) and Planning Advice Note (PAN) 62 - Radio Telecommunications

The SPP advise that high quality electronic communications infrastructure is an essential component of economic growth across Scotland. Planning authorities should support the expansion of the electronic communications network, taking into account the implications of not having full coverage or capacity in an area.

PAN 62 states that options should include installation of the smallest suitable equipment; concealing and

disguising masts, mast or site sharing; installation on buildings and existing structures and installation of ground based masts.

The proposal complies with these options other than the last option of a ground based mast.

The SPP goes on to advise that planning authorities should not question whether the service to be provided is needed nor seek to prevent competition between operators. To demonstrate that the known health effects have been properly addressed, applications should be accompanied by a declaration that the equipment and installation is designed to be fully compliant with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation. This application has the appropriate ICNIRP certificate.

For the same reasons as set out in the assessment of the proposals against the relevant policies of the adopted Local Plan, it is considered that the proposals also comply with Government guidance on the siting and design of masts.

Design

As noted, the mast has a slimline appearance with the antenna contained within a GRP shroud. The mast will be coloured olive green in reference to its location close to the landscaping belt on the east side of the road.

CONCLUSION

The proposed mast will be 14.8m tall and contain antenna for 2 separate operators which will provide 3G service to the local area. Alternative sites were investigated but this was considered to be the best solution given the adjacent hospital and the residential nature of some of the surrounding areas. The application site is a grass verge on the side of a busy local road which serves the hospital and provides links to Riverside Drive and beyond. The development complies with the relevant policies in the Dundee Local Plan Review 2005, the Council's own Non-Statutory Policies and the national planning guidance. There were no objections.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions

of the development plan. It is therefore recommended that planning permission be granted with conditions.

RECOMMENDATION

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

- 1 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.

Reason

- 1 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality.