

**KEY INFORMATION**

Ward Lochee

**Proposal**

Erection on footpath of 15m tall monopole to accommodate Vodafone/O2 antenna within GRP shroud plus one ground level cabinet

**Address**

Land to north of  
69 Earn Crescent  
Dundee

**Applicant**

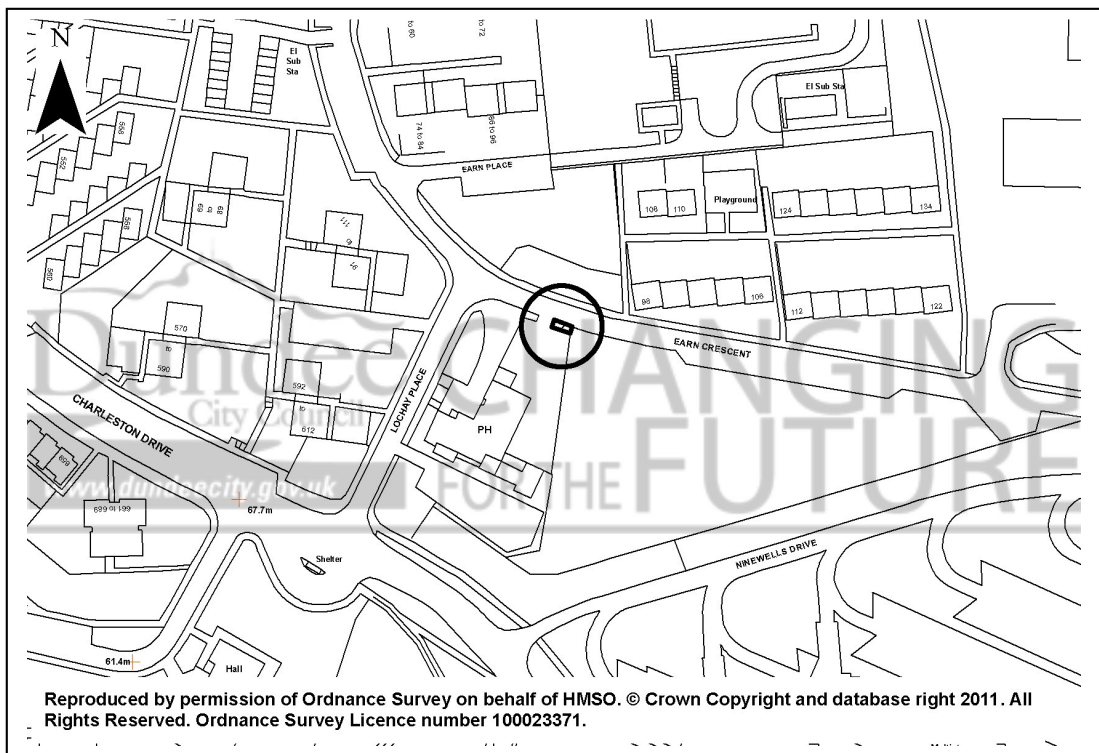
Vodafone/O2 UK  
The Connection  
Newbury  
Berkshire RG14 2FN

**Agent**

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

Registered 6 Dec 2010

Case Officer B Knox



## Telephone Mast at Earn Crescent

The erection on a footpath of a 15m monopole to accommodate Vodafone/O2 antenna within GRP shroud plus one 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. The application is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- The proposed mast will be 15m 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. The site is close to an area of landscaping along the southern side of Earn Crescent.
- Alternative sites were investigated but this was considered to be the best solution given 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 15 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. The mast will be coloured grey to reflect the existing street lighting columns within the area and will provide 3G mobile services.

## SITE DESCRIPTION

The application site is located on the south side of Earn Crescent on a verge area. There is a public house to the south of the site which incorporates a car parking area immediately to the south of the proposed site for the mast. Directly opposite the site on the north side of the street is a grassed open space area which is adjacent to a residential area.

The nearest dwellings to the north east are approximately 20 metres away and the nearest residential properties to the west are those located on Lochay Place approximately 45 metres away.

There is an existing street lighting column in close proximity to the proposed site for the mast.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

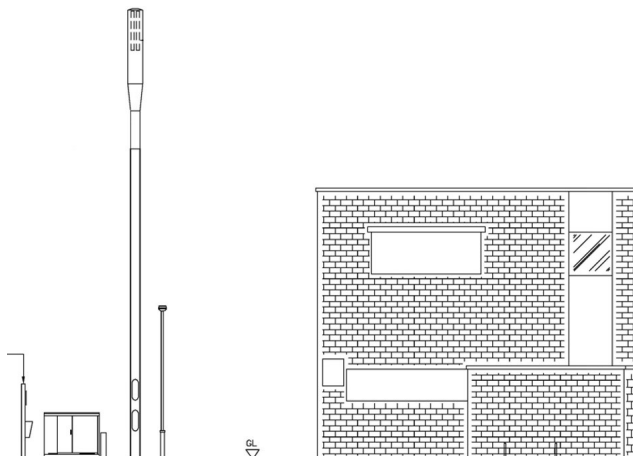
### Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development 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 virtue of design, layout, parking and traffic movement issues, noise or smell.

Dundee City Council Development Management Committee

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".

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 associated with the site.

## PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out. No objections have been received.

## CONSULTATIONS

There were no relevant consultation responses.

## OBSERVATIONS

## STATUTORY REQUIREMENTS

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.

21 February 2011

## 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. 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 Earn Crescent

The nearest houses are 20 m away to the east and 45m away to the west. The proposed location makes best use of the available screening and backdrop. Several existing street lighting structures provide a good visual context so as to minimise the impact. The trees to the rear of the site also act as backdrop to the site.

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.

The mast will accommodate antenna from two operators which will reduce the potential number of masts required to provide the necessary mobile phone coverage to this area of the City. This is considered to be acceptable and shall minimise the impact upon the surrounding area.

It is concluded that the proposal complies Policies 78 and Policy 1 of the Development Plan.

## Other Material Considerations

"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. 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 Charleston Drive - although the subject was considered, in striking a balance between the operation requirements and the various planning considerations, this option has been discounted in favour of the subject site.
- 2 Dickson Avenue - although the subject was considered, in striking a balance between the operation requirements and the various planning considerations, this option has been discounted in favour of the subject site.
- 3 Bay View Hotel, Earn Crescent - cornerstone does not have a deal in place with Punch Taverns therefore unable to progress at this time
- 4 Glamis Court Area - currently subject to redevelopment.
- 5 Gowrie Court - currently subject to redevelopment.
- 6 Thurso Crescent, Charleston Drive area - the majority of these areas are highly residential in nature with dwellings facing onto the adjacent road networks. As such, the proposed base station would be clearly visible from a significant number of properties. The majority of the adopted footpaths are restricted in terms of pavement width and safety guidelines which along with the presence of overhead and underground services, place significant limitations upon potential site options for new street works.

The supporting statement refers to the presence of landscaping which will help to absorb the development into the street scene. Several existing street lighting structures provide a good visual context and back drop for the proposed development. 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 mast is opposite to a residential area but separated by the road and a grass verge, 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 grey to reflect the existing street lighting columns within the area.

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### **CONCLUSION**

The proposed mast will be 15m 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 residential nature of some of the surrounding areas. The application site is a grass verge on the side of a busy local road. 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.

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### **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.