

KEY INFORMATION

Ward Lochee

Proposal

Erection of 17.5 tall streetworks monopole accommodating Vodafone and Telefonica antenna within GRP shroud plus ground level cabinet.

Address

Land adjacent to Thomson Park, Liff Road, Dundee

Applicant

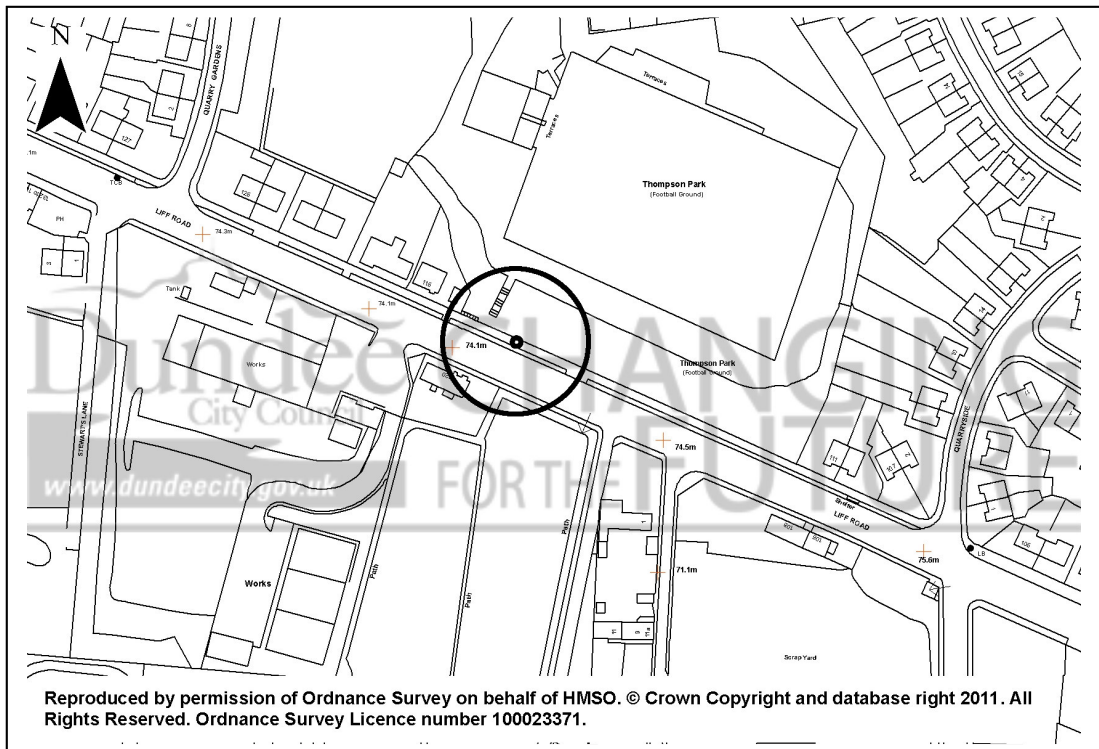
Vodafone/Telefonica The Connection
Newbury
Berkshire
RG14 2FN

Agent

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A and K Solutions Ltd
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Bishopton
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Registered 5 Oct 2011

Case Officer P Frickleton



Telecom Mast Proposed At Liff Road

The erection of 17.5m tall streetworks monopole accommodating Vodafone and Telefonica antenna within GRP shroud plus ground level cabinet 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 material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. It is therefore recommended that the application is **APPROVED** subject to conditions.

SUMMARY OF REPORT

- The proposed mast will be 17.5m tall and contain antenna for 2 separate operators which will provide 3G service to the local area. The application site is on the side of a busy local road.
- Alternative sites were investigated but this was considered to be the best solution given the residential nature and lack of coverage 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.
- One letter of objection has been received from neighbouring residents relating to the height and location of the proposed mast and lack of screening from their property.
- The application is required to be referred to the Development Management Committee for determination as the applicant has certified that the site is owned by the City Council.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 17.5 metre high telecommunications monopole to support 3 x Vodafone antenna and 3 x O2 antenna within a GRP shroud. There will be one associated equipment cabinet positioned at the base of the pole together with an electrical meter 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 north side of Liff Road to the south of Thompson Park football ground. The mast is proposed to be located on the footpath with the pole aligned with the existing street lighting columns. The equipment cabinet is situated at the base of the pole towards the roadside.

To the north of the site lies Thompson Park football club, the southern boundary of which is a steep embankment planted with mature trees and a 2.36m high brick wall along the southern boundary. There are residential properties further to the east and west beyond the boundaries of Thompson Park and to the south west of the site on the opposite of Liff Road, the closest dwellings being 19m away to the south west and 32m to the west. At a considerable distance to the south of Liff Road lies St Josephs Care Home for the Elderly, the boundary of which is screened by a stone wall in excess of 2 metres in height. Beyond the wall are mature trees and gardens with the house some 179m away from the application site.

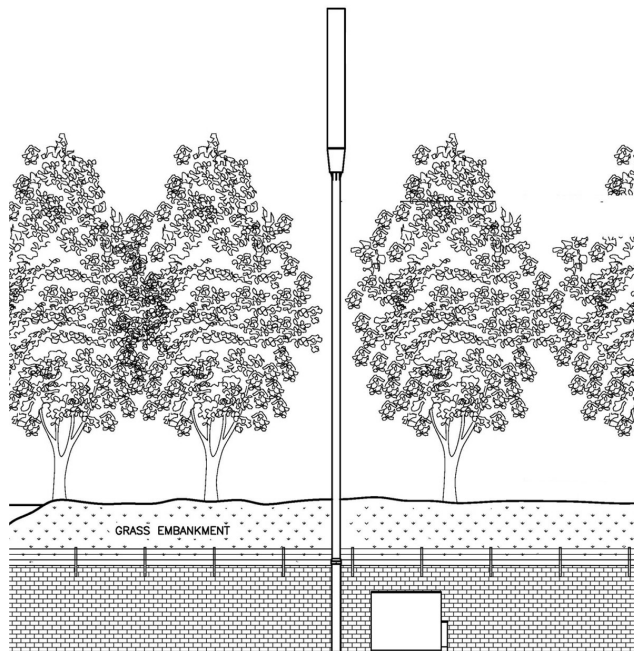
POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

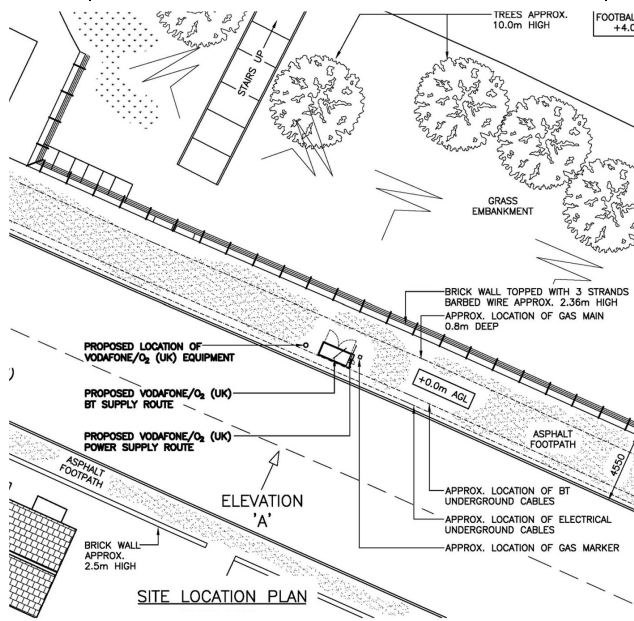
There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance:



Policy 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.

Policy 78: Location Of Telecommunications Equipment -

where appropriate, proposals for telecommunications equipment will be encouraged to mast share. Where the operator can demonstrate to the satisfaction of Dundee City Council that mast share is not a feasible proposition, then alternative solutions in terms of location and design, will be assessed with the objective of minimising the environmental impact on the City.

Dundee City Council's supplementary guidance (as amended August 2003) will be a material consideration in the determination of applications for telecommunications developments. This guidance complies with National Planning Policy Guideline 19 and Planning Advice Note 62.

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

A planning application was refused by Committee in March 2011 for a 15 metre tall monopole at Thompson Park (11/00021/FULL) due to the unacceptable adverse environmental impact on the area by reason of the scale, design and location of the structure.

PUBLIC PARTICIPATION

The statutory Neighbour Notification procedure was carried out and 2 residential properties were notified.

One letter of objection has been received from neighbouring residents relating to the height, location of the proposed mast and lack of screening from their property.

Members will already have had access to the objection letters and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

Given that the location of the development is at the edge of a former quarry the Head of Environmental Protection has requested that, should the Committee be minded to approve the application, a condition be added to the consent requesting that the Council be notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by the Council. The scheme shall include a full timetable for proposed remediation measures. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with,

and to the standard specified, in the agreed remediation scheme.

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

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 existing housing to the east, west and south. This policy seeks to protect the environmental quality enjoyed by local residents. It is noted that the mast is to be located on the footpath to the north of Liff Road aligned with the existing street lighting columns.



The nearest houses are 19m away to the south west, 32m to the west and 115m to the east. 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 bank of trees to the north of the site act as a backdrop to the site.

In terms of parking and traffic movements, noise or smell, the proposed telecommunications installation shall not impact upon the level of environmental quality afforded to neighbouring properties.

It is considered that the proposal complies with Policy 1 as the location on the footpath; distance from the nearest housing and the design of the

mast with antenna contained within a GRP shroud will 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 the operator can demonstrate to the satisfaction of the City Council that mast share is not a feasible proposition, then alternative solutions in terms of location and design will be assessed with the objective of minimising the environmental impact on the city.

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.

These policies are referred to below in the consideration of other material considerations.

The 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.

The proposals therefore satisfy the requirements of Policy 78 of the Adopted Local Plan.

It is concluded from the foregoing that the proposal complies with the provisions 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 site was chosen as the preferred site. The remaining sites which were discounted were:

- 1 West side of Thompson Park - Site subject to planning application 11/00021/FULL which was refused by notice dated 21 March 2011.
- 2 Direct Line Timber, 122 Liff Road - Although the site was identified and a planning application submitted (11/00423/FULL) the site provider ultimately withdrew from negotiations and therefore the site had to be discounted.
- 3 Aqua Car wash, South Road - Cell planner confirmed at the time of survey that this property lies too far south to provide good coverage to the cell area. A development here would therefore leave a deficit remaining within sections of the cell which would require the deployment of a further site thus having a cumulative impact on the locale.
- 4 Existing "3" mast, Perrie Street - As 3 above and in lower lying section of the search area.
- 5 Frank Kelbie & Son, 148 Liff Road - Although initial discussions with the site provider were positive there were concerns that there is insufficient space to accommodate such a proposal. Therefore the site has been discounted because the proposal could not be implemented.
- 6 SW South Road - This area does not form part of the adopted highway, therefore the operator would not have rights to install street furniture at this location.
- 7 Church of Latter Day Saints, Butters Loan - An agreement on mutually acceptable terms could not be reached with the site provider. Therefore this site is discounted as the operator would not have the owner's permission to use the land.
- 8 Etrick Crescent, Dryburgh Crescent, Napier Drive and Langshaw Road area - The majority of surrounding area is 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.

- 9 Butters Loan, Butters Road and Donalds Lane area - As 8 above.
- 10 Perrie Street, Gray Street and Greenlee Drive - As 8 above.

The reasoning why alternative site 6 was not suitable relates to it not being an adopted highway. This in itself is not a valid justification for rejecting a site, however in this case that site is visually less satisfactory than the site of the current application.

The proposed site on Liff Road distances the installation from residential properties and locates the installation adjacent to a significant bank of trees which will screen the installation from the north, provide a backcloth when viewed from the south and given the overhang of the trees to the footway provide mitigation when viewed east and west.

The proposed mast design is as a result of an operational requirement to allow the installation to accommodate 2 operators with the resultant decrease in overall number of installations being required. The height of the proposed antennas allow them to transmit signal without being impeded by surrounding clutter, such as existing vegetation and man made developments, and to ensure its effective integration within the network. The installation requires to be 17.5m tall in order to provide the requisite coverage to the area to the north.

The width of Liff Road together with the height and breadth of the existing trees provide a local environment which can accommodate a structure of the design and scale proposed.

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 promotes a reduction in telecommunications installations across the city.

The proposals adhere to the requirements of Policy 1.

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 closest residential property is 19m away to the south west but separated by the road and footpath, 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.

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 radio frequency 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.

Views of Objectors

One letter of objection has been received from a neighbouring resident relating to the size of the structure which, in their opinion, has been dictated by the trees and location. They state that the trees will not screen the mast from their property which lies to the west of the application site.

The proposed 17.5m high mast will accommodate 2 operators. The installation requires to be of this height in order to provide the requisite coverage to the area to the north. The width of Liff Road together with the height and breadth of the trees towards the eastern end of Thomson Park which overhang the full width of the pavement give a scale of local environment which can accommodate a structure of the scale proposed.

In this instance the concerns of the Objectors are not supported.

There are no material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Accordingly it is recommended that planning permission be granted subject to conditions.

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.

CONCLUSION

The proposed mast will be 17.5m 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 and lack of coverage of some of the surrounding areas. The application site is on a footpath on the side of a busy 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.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 Prior to the commencement of work on site, details of the finish of the proposed telecommunications mast, equipments cabinet and site compound shall be submitted to the Council for written approval. Thereafter, the proposed telecommunications mast, equipments cabinets and site compound shall be finished in strict accordance with the details approved by this condition and maintained as such in perpetuity.
- 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.
- 3 The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.

Reasons

- 1 In the interests of visual amenity.
- 2 To protect the amenities of the occupants/owners of nearby adjacent properties in the locality.
- 3 In order to ensure the site is suitable for the use proposed.