

KEY INFORMATION

Ward North East

Proposal

Erection of 6 No face mounted Vodafone/Telefónica antenna (painted to match brickwork, associated cable tray also painted to match brickwork) plus one ground level cabinet

Address

Whitfield Parish Church
Haddington Crescent
Dundee

Applicant

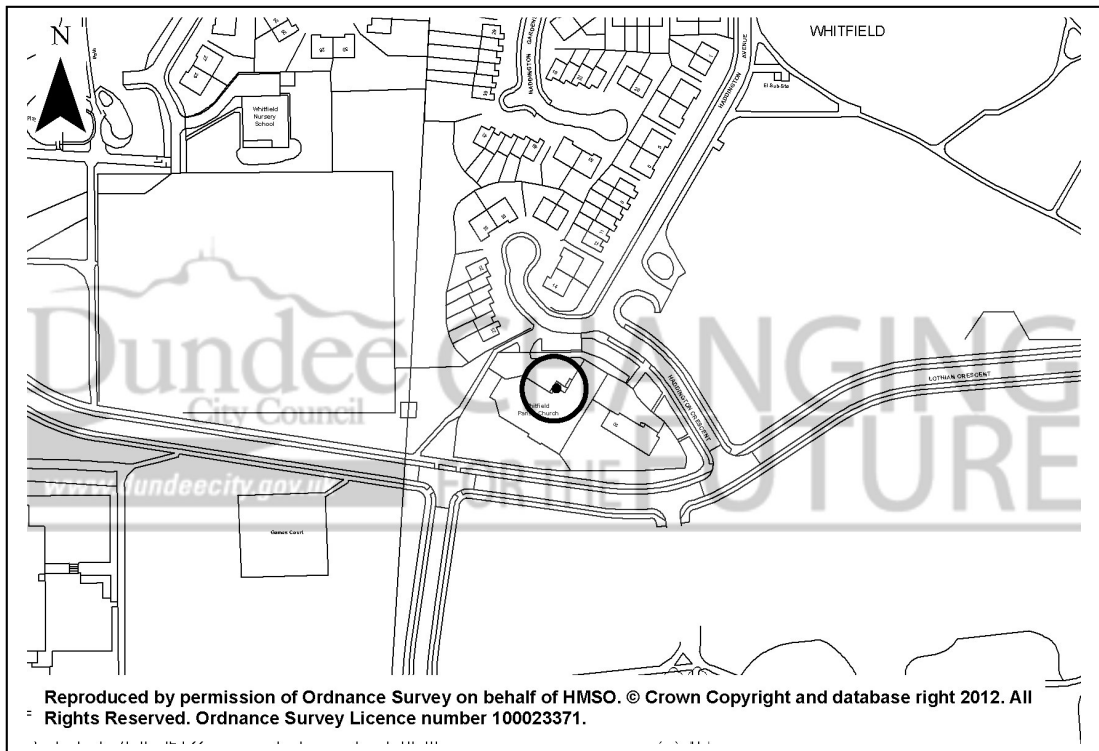
Vodafone/Telefónica
The Connection
Newbury
Berkshire RG14 2FN

Agent

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

Registered 31 Jan 2012

Case Officer Paul Macari



Telecom Antennae at Whitfield Parish Church

The erection of 6 No face mounted Vodafone/Telefónica antenna (painted to match brickwork, associated cable tray also painted to match brickwork) plus one ground level cabinet is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of City Development.

RECOMMENDATION

The proposals satisfy the requirements of the Development Plan. There are material considerations that support the approval of planning permission. Accordingly the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the installation of 6 No face mounted Vodafone/Telefónica antenna and 1 ground level cabinet at Whitfield Parish Church, Haddington Crescent Dundee.
- Policy 1 (Vibrant and Sustainable Communities) and 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 November 2007, are relevant to the outcome of this planning application.
- No letters of objection have been received.
- The proposals satisfy the requirements of the Development Plan and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of 6 No face mounted Vodafone/Telefónica antenna and 1 ground level cabinet at Whitfield Parish Church, Haddington Crescent Dundee.

The proposed antenna will be installed on the bell tower of the existing church. The antenna and cable tray will be painted to match the brick finish of the existing church building. The proposed equipment cabinet will be positioned between the church building and adjoining church hall on the northern side of the building within the car parking area.

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

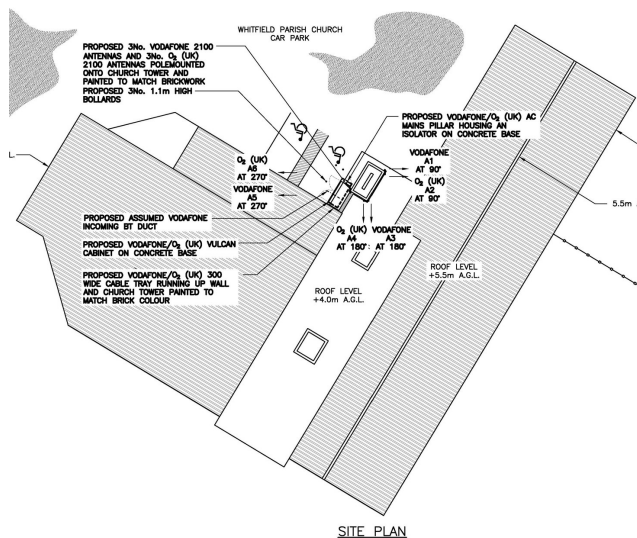
The applicant has submitted supporting information in the form of a planning statement, site specific supplementary information, coverage plots, health and mobile base stations statement and the required ICNRP certification.

In accordance with the Council's scheme of delegation this application is being reported to the Development Management Committee at the request of an Elected Member.

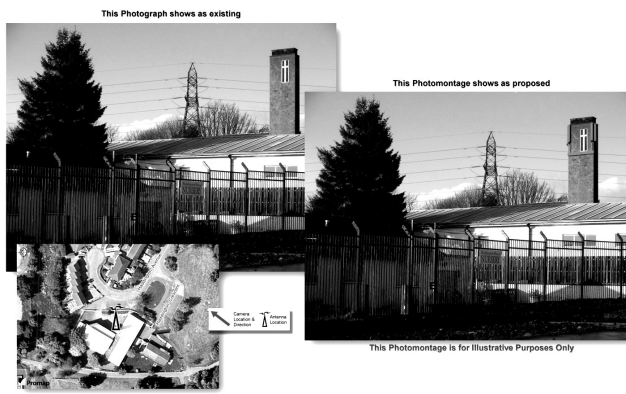
SITE DESCRIPTION

The application site is located within Whitfield Parish Church. Whitfield Parish Church is located between Lothian Crescent and Haddington Crescent. The premises comprises of a large church building and single storey church hall that adjoins the eastern elevation of the church. The church has an east to west orientation and the hall a north to south orientation. The church is of a modern ecclesiastical design while the church hall is of a low profiled pitched roof design. Both buildings are finished in white roughcast with the main entrance and bell tower finished in brown facing brick. The buildings are positioned centrally on the application site.

Whitfield Parish Church is enclosed by white painted steel railings and is bound to the north by housing on



Haddington Crescent, to the south east by the proposed Whitfield Life Services Facility. To the south of the application site on the southern side of Lothian Crescent is the new Whitfield Primary School.



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.

Policy 78: Location of Telecommunications Equipment - this policy 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 2007.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history relevant to the current proposals.

PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedures stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008. Only 1 neighbouring property required to be notified of the proposed development.

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 with 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 - this policy supports proposals within residential areas that seek to minimise any adverse impacts on the level of environmental quality afforded to neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.

In terms of traffic movement and parking issues, noise or smell the proposed telecommunications installation will not impact upon the level of environmental quality afforded to the area surrounding the application site.

In terms of layout and design, the proposed antenna and cable tray will be attached to the bell tower of Whitfield Parish Church and will be disguised to match the brickwork of this structure. In this instance the antenna and cable tray will not be visually obtrusive and therefore the proposed antenna and cable tray will not impact on the visual amenity of the surrounding area or the outlook of neighbouring houses on Haddington Crescent. Should the Committee be minded to grant planning permission, the finish of the proposed antenna and cable tray will be controlled by condition to ensure that they match the colour and pattern of the brickwork of the host building.

The proposed equipment cabinet will be sensitively positioned so as not to obstruct persons entering or exiting the church building or car parking facilities. The equipment cabinet by virtue of scale, massing and finish will not be visible from beyond the boundaries of Whitfield Parish Church.

The proposed telecommunications installation will not adversely impact on the level of environmental quality afforded to neighbouring properties by virtue of design or layout.

The proposed telecommunications development therefore adheres to the requirements of Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005.

Policy 78: Location of Telecommunications Equipment

Policy 78 encourages, amongst other things, Operators to share existing masts/ structures 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 section of this report headed Other Material Considerations.

The proposals involve a dual operator installation which will enhance 3G network coverage to this area of the city.

It is considered that the proposals satisfy the relevant requirements of Policy 78 (Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposals comply with the provisions of the Development Plan.

Other Material Considerations

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

A - Supplementary Planning Guidance

Non-statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

Policy 1: there should be an assessment of the operational justification, alternative sites, the options for mast sharing or use of buildings and the cumulative impact of individual proposals where other telecommunications developments are present nearby.

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.

Prior to the submission of this application, a number of alternative sites were investigated with planning permission refused for installation of dual operator telecom masts at Summerfield Avenue Bowling Club and land to the south of Summerfield Avenue Bowling Club. The alternative sites which were discounted by the applicant for the reasons described by them were:

Haddington Avenue. The erection of a free standing mast in this location would contravene Policy 2 of the Council's Non-statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007. This is because Policy 2 stipulates that there is a presumption against the location of free-standing telecommunications masts in residential areas.

Summerfield Avenue Bowling Club, Summerfield Avenue. An option in this location for a dual user flagpole installation was pursued. However, the Council withdrew from estates negotiations and refused planning application (11/00424/FULL). Therefore an option at this site could not be pursued.

Berwick Drive. Land in this area is lower lying than the preferred option and would fail to provide coverage to the target area.

Drumgeith Road. Land in this area is lower lying than the preferred option and would fail to provide coverage to the target area.

Land to the south of Summerfield Avenue Bowling Club. This site was the subject of planning application ref: 11/00131/FULL. This application was withdrawn as the Council was not supportive of this proposal.

Life Services Facility Haddington Avenue. This site has been identified as a possible location. However, the building has yet to be built and the timescale for completion does not accord with the applicant's identified need.

Kellyfield Post Office, 181 Aberlady Crescent. Due to recent land sales by Dundee City Council, this area does not form part of the adopted highway therefore the operator has no rights to

install a telecoms installation in this area.

The Supporting Statement and coverage plots submitted as part of this planning application demonstrate that within the vicinity of the application site there is an operational requirement for a telecommunications installation involving the erection of 3G antennas to provide effective network coverage for Telefónica and Vodafone.

Through satisfying the requirements of Policy 1 of the adopted Local Plan the proposed telecommunications installation by virtue of design and layout is considered to be acceptable.

In this instance the proposals are considered to satisfy the requirements of Policy 1 of the Non-statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

Policy 15: The Council will encourage a partnership approach between itself and Telecommunication Code System and other Operators and their consultants to the forward planning of "roll-out" programmes of proposed works. In particular, opportunities for mast sharing will be maximised subject to satisfactory location and design controls, except where specified in these guidelines.

Innovative approaches to mast, antenna and other apparatus design will be encouraged.

The current proposals involve 2 operators (Telefónica and Vodafone) sharing the same location and equipment. Rather than propose a freestanding mast, the applicant has taken account of the reasons that planning permission was previously refused for freestanding telecommunications installations in the vicinity of the application site and has proposed a much more sympathetic design solution that will not adversely affect the appearance of the existing Whitfield Parish Church building or the environmental quality of the surrounding area. The proposals therefore satisfy the requirements of Policy 15 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus document.

B - National Policy and Guidance

SPP 2010 and PAN 62 require telecommunications equipment to be

designed and positioned as sensitively as possible.

The supporting information accompanying planning application ref: 12/00016/FULL demonstrates that the design of the proposed telecommunications installation is the most suitable for the location chosen. In addition the supporting information demonstrates that the application site is the most suitable location for the proposed telecommunications installation given the reasons why other sites in the vicinity of the application site have been discounted.

The proposals therefore adhere to the guidance contained within the Scottish Planning Policy 2010 and PAN 62.

C - Supporting Information

The applicant submitted site specific supplementary information as well as a supporting statement.

The supporting statement provides a general background to the 2G and 3G operational context between Telefónica and Vodafone and how this relates to the proposed telecommunications development and the site selection process. The supporting statements demonstrate that the design and form of the proposed telecommunications development in combination with the location of the application site are the most suitable options given the surrounding suburban environment. The supporting information also demonstrate the proposal's compliance with the relevant provisions of the Development Plan, National Policy and Guidance and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

The submitted health and mobile base stations statement demonstrates that Vodafone and Telefónica ensure that their radio base stations are designed and operated so that the public are not exposed to radio frequency fields above the guidelines set by the International Commission on Non-ionizing Radiation Protection (ICNIRP).

It is concluded from the foregoing that the material considerations support approval of planning permission. It is therefore recommended that planning permission is approved.

Design

The proposed telecommunications installation is of a sensitive design and location that will not adversely impact on the level of environmental quality afforded to neighbouring houses and the surrounding area.

CONCLUSION

The proposals satisfy the requirements of the Development Plan. There are material considerations that support the approval of planning permission. Accordingly it is recommended that planning permission is granted subject to conditions.

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 and pattern of the finish of the antenna and cable tray hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed antenna and cable tray will be finished in the colour and pattern approved by this condition.
- 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 In the interest of safeguarding visual amenity.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.