

Installation of 15m High Monopole Mast and Ancillary Equipment

KEY INFORMATION

Ward The Ferry

Address

Footpath at Bus Shelter
Strathern Road
Broughty Ferry

Applicant

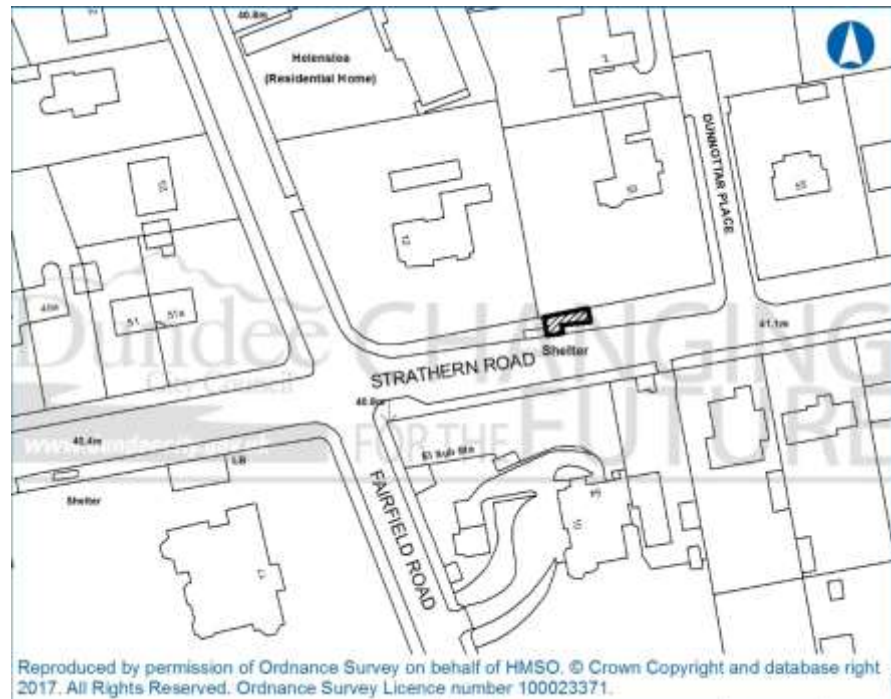
Telefonica
260 Bath Road
Slough SL1 4DX

Agent

WFS Telecom
John Church Suite 152
Pavilion 4 St James Business
Park, Linwood Road
Paisley PA3 3AT

Registered 3 May 2017

Case Officer Caitlin Duffy



SUMMARY OF REPORT

- Planning permission is sought for the erection of a 15m high monopole mast and three ancillary cabinets.
- The statutory neighbour notification procedure was undertaken, two letters of objection have been received.
- The application has been advertised as affecting the setting of a Listed Building.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee because an objection has been received from Broughty Ferry Community Council.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OPDROUGC06600>.

RECOMMENDATION

The application complies with Policy 53 of the Adopted Dundee Local Development Plan 2014. There are no material considerations of sufficient weight to justify refusal of the application. By approving the application the Statutory Duty of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 would be discharged. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

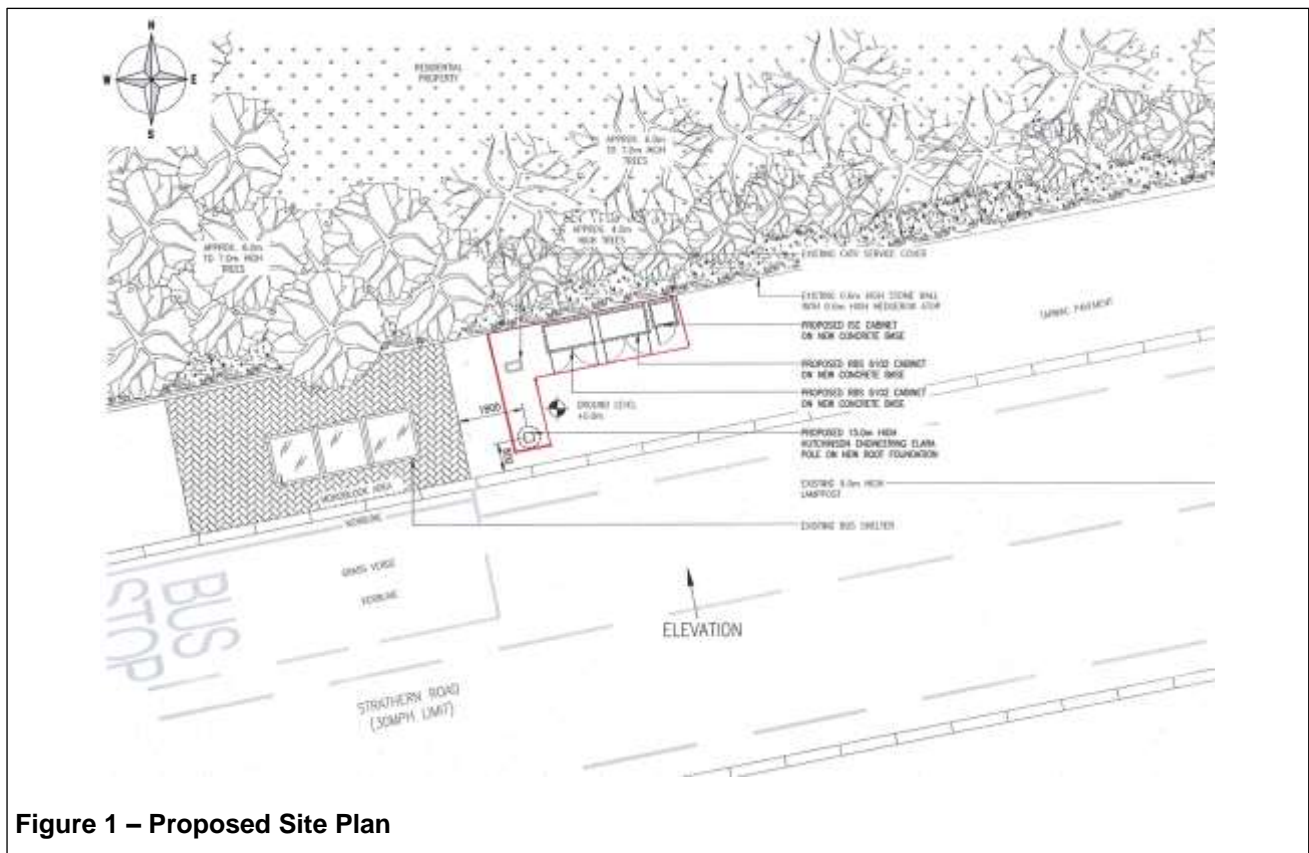


Figure 1 – Proposed Site Plan

- 1.1 Planning permission is sought for the erection of a monopole mast with three antennae and two dishes and for the installation of three ancillary cabinets. The overall height of the mast with antennae and dishes would be 15m high. The footprint of the mast would measure 0.3m wide by 0.3m long. The monopole would be a steel structure and headframe with a grey finish. The antennae and dish antennae would be made of composite materials and electrical components. The headframe and antennae will be enclosed by a glass reinforced plastic shroud.
- 1.2 Two of the ancillary cabinets would measure 1.3m wide by 0.7m long by 1.4m high. The third ancillary cabinet would measure 0.6m wide by 0.6m long by 1.4m high. The cabinets would be constructed of steel and would have a green finish. They would contain doors which would open towards the public footpath and would be set upon a new concrete base.

2 SITE DESCRIPTION

- 2.1 The application site is a section of the public footpath on the north side of Strathern Road, Broughty Ferry. The site is not within the West Ferry Conservation Area, however, it is approximately 5m from the conservation area boundary which is on the south side of Strathern Road.
- 2.2 Immediately to the north of the site lies two detached dwelling houses. The site and the houses are separated by a boundary which is formed by a stone wall, timber fencing and dense vegetation. The vegetation is a mix of hedging and trees, where some of the trees measure approximately 7m high.

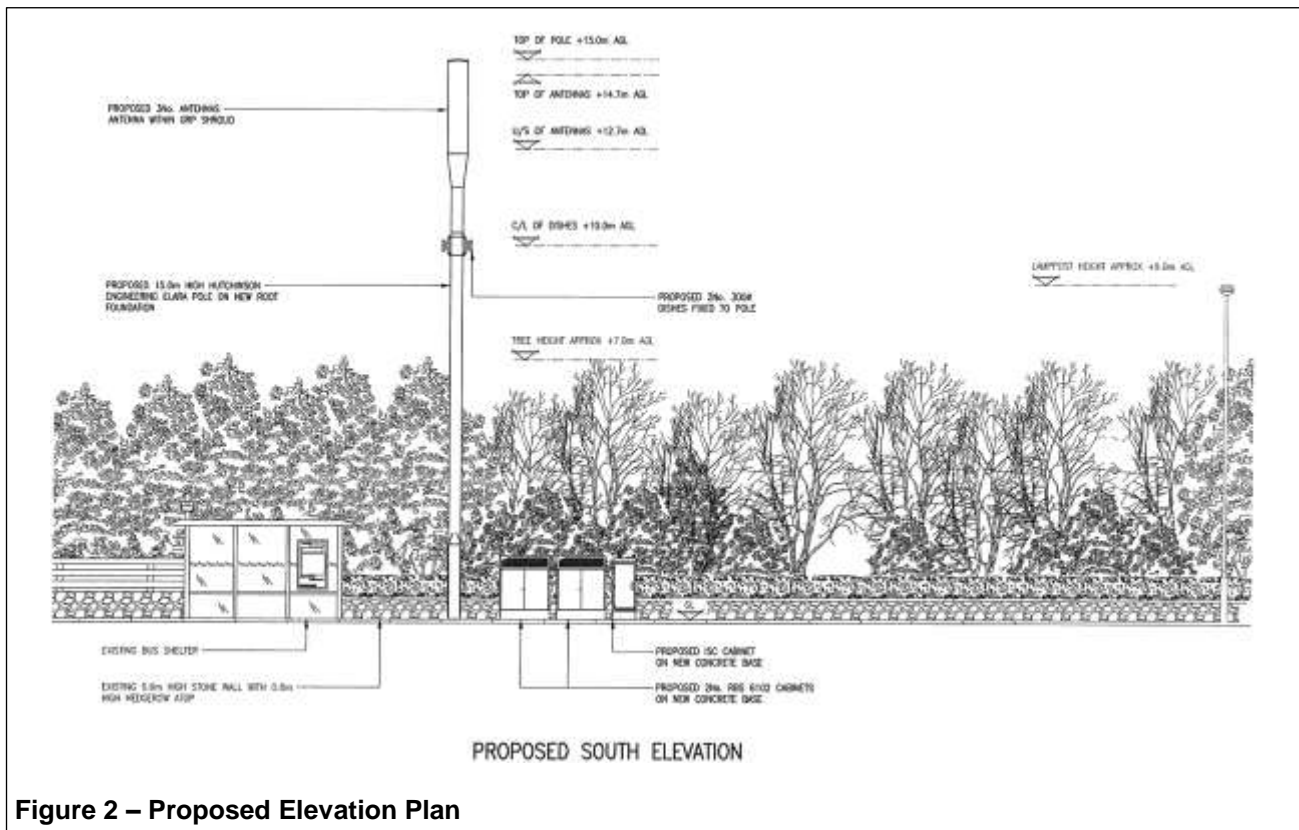


Figure 2 – Proposed Elevation Plan

2.3 Immediately to the west of the site lies a bus shelter, beyond which lies the junction between Strathern Road and Fairfield Road. 30m to the east of the site lies a junction between Dunnottar Place and Strathern Road. Dunnottar Place provides access to a small number of houses and to a car park which serves Dawson Park. The south of the site is bound by Strathern Road. To the south of the site lies a residential Category B Listed Building and to the southwest the residential Category A Listed Building Red Court, 17 Fairfield Road.

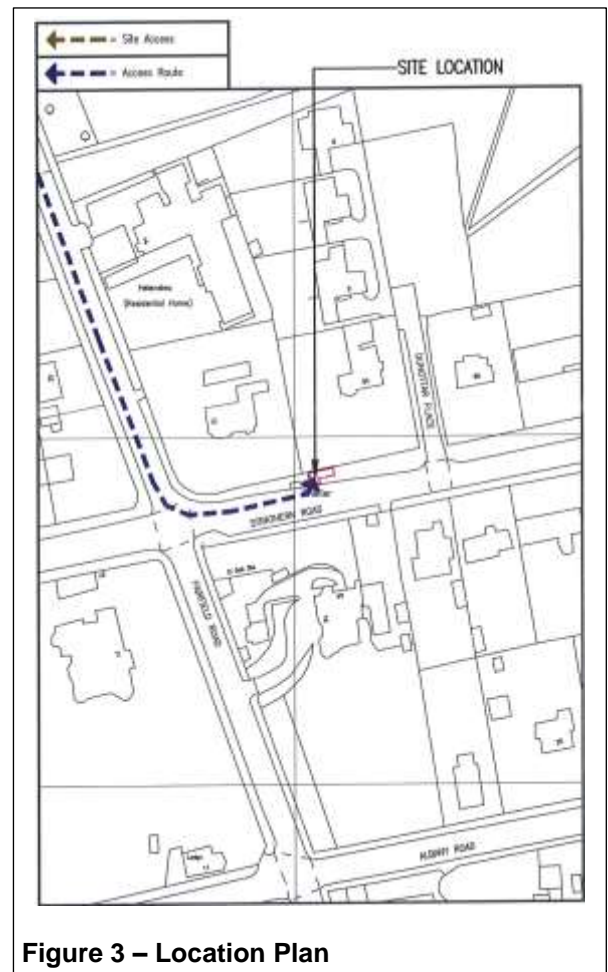


Figure 3 – Location Plan

3 POLICY BACKGROUND

3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL DEVELOPMENT PLAN
 Policy 53: Telecommunications

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Scottish Planning Policy 2014 - recognises that the National Planning Framework 3 sets the context for supporting digital connectivity. Scottish Planning Policy highlights that consideration should be given to how proposals for infrastructure to deliver new services or infrastructure to improve existing services will contribute to fulfilling the objectives for digital connectivity set out in the Scottish Government's World Class 2020 document. For developments that will deliver entirely new connectivity consideration should be given to the benefits of this connectivity for communities and the local economy.

Planning Advice Note: PAN 62 Radio Telecommunications - provides advice on the process of site selection and design to help minimise the environmental impact of development and highlights examples of good practice.

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.



Figure 4 – Site Photo 1



Figure 5 – Site Photo 2

4 SITE HISTORY

- 4.1 There is no relevant planning history.

5 PUBLIC PARTICIPATION

- 5.1 One letter of objection to the proposal has been received from a neighbour citing the following concerns:
- a adverse effect on the setting of a listed building, conservation area and streetscene;
 - b detrimental impact to the environment, residential amenity, trees and landscaping;
 - c the West Ferry area is a predominantly older residential area and an increase in demand for mobile telecommunications will be very low; and

- d there are restrictions on constructing masts near schools but the same consideration on constructing them near Retirement Homes has not been given.

6 CONSULTATIONS

- 6.1 **Broughty Ferry Community Council** – has submitted a letter of objection stating that they find the financial reason for not developing a site at Arbroath Road (planning application reference 16/00399/FULL) credible. They state that the mast will be to the detriment of and overlook the West Ferry Conservation Area. They raise concerns over the masts visual impact within the streetscape and landscape and on the heritage of the area
- 6.2 **Historic Environment Scotland** – do not have any comments to make on the proposal.

7 DETERMINING ISSUES

- 7.1 **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.

DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 53: Telecommunications** - the Council supports the expansion of the electric communication network however it considers that this needs to be done by keeping the environmental impact of communications infrastructure to a minimum. Policy 53 sets out a criteria based approach whereby development proposals for telecommunications masts or related apparatus will only be supported where it can be demonstrated that:
- 1 the design will not have a significant detrimental visual impact on the surrounding area, with particular care taken to ensure that free standing masts in residential areas, public parks, public open spaces and those affecting conservation areas, listed buildings and scheduled monuments are sensitively designed and sited;
 - 2 an operational justification exists for the location proposed including alternative sites that have been considered and rejected;
 - 3 if proposing a new free standing mast or other equipment, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, including sharing masts or other structures. Such evidence, including any reasons for rejection, should accompany any application made to the local planning authority; and
 - 4 an assessment of the cumulative impact of individual proposals where other telecommunications developments are present nearby or are proposed to be located nearby should describe how the cumulative effects were considered and any negative visual impact minimised.
- 7.3 The proposal is to erect a mast and ancillary cabinets. In terms of criteria 1, the equipment would be sited next to a bus shelter and within close proximity to existing street lighting poles.

The equipment would be set against a background of trees, hedges and a boundary wall and would be seen in relation to the surrounding street furniture and equipment which can be found on Strathern Road. Taking in to account the surroundings, the proposal would not appear incongruous in its setting. The mast is proposed to be grey and the ancillary cabinet's green, which would blend in appropriately with the surrounding built and natural features. Due to the width of the footpath and the positioning of the equipment, the proposal would not have an adverse effect on pedestrian movement along the footway of Strathern Road. The proposal does not fall within a Conservation Area. Owing to its design and positioning it would not have a detrimental impact on listed buildings which lie to the south and southwest of the site.

- 7.4 In terms of Criteria 2, the applicant has submitted alternative sites on surrounding residential streets and within Dunnottar Place car park which have been considered and rejected. The sites have been rejected due to the following reasons; financial difficulties connecting to electricity mains, insufficient footway widths, the land is to be used for highway improvement purposes, the sites close proximity to a school, the site would likely raise public concerns and land ownership issues.
- 7.5 In terms of Criteria 3, Supplementary Information has been submitted as part of the application. It has been stated that there is an existing mast site at Dawson Road, however, the existing monopole and cabinets are not able to support the new combined O2/Vodafone 4G capable equipment and it needs to be replaced. Furthermore the site is not wide enough to accommodate the proposed equipment without impacting upon passing place provision. As such the site needs to be relocated to enable the deployment of the new equipment. The existing site will be decommissioned and removed following the erection and commissioning of the proposed replacement site at Strathern Road.
- 7.6 In terms of Criteria 4, it has been stated that the applicant cannot obtain a connection to the electricity mains supply at an economically justifiable cost at an approved mast site on Arbroath Road (planning application reference 16/00399/FULL). Therefore, the site is obsolete and the applicant is prepared not to implement the existing planning permission. The nearby mast at Dawson Road which could not accommodate the proposed equipment is proposed to be decommissioned and removed following erection and commissioning of the proposed site at Strathern Road. There are no other existing masts, structures or buildings which could be used. There are no other masts in immediate view from the proposed site. The cumulative effects of the proposed development have been considered and any negative visual impact will be minimal.
- 7.7 Owing to the above considerations, the proposal meets the criteria of Policy 53.
- 7.8 **The proposal satisfies Policy 53.**
- 7.9 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

STATUTORY DUTY

- 7.10 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that special regard is given to the desirability of preserving listed buildings or their setting or any features of special architectural interest which they possess when determining applications for planning permission.
- 7.11 Owing to the positioning and design of the mast, its distance from the listed buildings and the boundaries which enclose the listed buildings, it is considered that the proposal would not have a detrimental impact upon their setting. The proposal would comply with national planning guidance with regard to development affecting the setting of a listed building. The

statutory duty set out in Sections 59 of the Act would be discharged through the approval of planning permission.

OTHER MATERIAL CONSIDERATIONS

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

A - NATIONAL PLANNING POLICY

7.13 NPF3 recognises that improved digital infrastructure, both fixed and mobile, is essential to support sustainable economic growth and better connect people and communities.

7.14 SPP recognises that NPF3 sets the context for supporting digital connectivity. SPP highlights that consideration should be given to how proposals for infrastructure to deliver new services or infrastructure to improve existing services will contribute to fulfilling the objectives for digital connectivity set out in the Scottish Government's World Class 2020 document. For developments that will deliver entirely new connectivity consideration should be given to the benefits of this connectivity for communities and the local economy.

7.15 The proposal is supported by the requirements of national planning policy.

B - PLANNING ADVICE NOTE - PAN 62 RADIO TELECOMMUNICATIONS

7.16 PAN 62 Radio Telecommunications provides advice on the process of site selection and design to help minimise the environmental impact of development and highlights examples of good practice. Alternative sites have been considered and the reasons for rejection have been outlined in supporting information. It is considered the applicant has avoided sensitive sites which could have a detrimental impact on historic character and the proposal would not have a detrimental environment impact.

7.17 The proposal meets the requirements of PAN 62.

C - VIEWS OF OBJECTORS

7.18 One letter of objection was received from a neighbour and one letter of objection was received from Broughty Ferry Community Council. The concerns raised in the letter of objections are:

- the proposal will affect the heritage of the area;
- visual impact within the streetscape and landscape;
- detrimental impact to the environment, residential amenity, trees and landscaping;
- adverse effect on the setting of a listed building, conservation area and streetscene;
- the mast will be to the detriment of and overlook the West Ferry Conservation Area;
- the West Ferry area is a predominantly older residential area and an increase in demand for mobile telecommunications will be very low;
- there are restrictions on constructing masts near schools but the same consideration on constructing them near Retirement Homes has not been the same; and
- the financial reason for not choosing a site at Arbroath Road (planning application reference 16/00399/FULL) is not credible.

- 7.19 The concerns which relate to the design and siting of the proposal have been addressed in the assessment against Policy 53 of the Dundee Local Development Plan. The proposal would not appear incongruous in its setting, where there is existing street equipment. The site is not located within the West Ferry Conservation Area but on the outer edge. It would therefore not impact its historic character or setting. The impact on the setting of the neighbouring listed buildings has been assessed against the statutory requirements of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It was considered that the proposal would not harmfully impact the setting of the listed buildings.
- 7.20 The points raised in relation to the age of the residents in the West Ferry Area is not a material planning consideration. The age of residents would not necessarily mean that telecommunications coverage is not required in this area. The supporting information submitted by the agent outlines that the Government's objective is to ensure that everyone can enjoy the same degree of access to high quality communication opportunities.
- 7.21 In relation to the impact of the development on residential care homes, the nearest residential care home is on Fairfield Road, approximately 82m around the corner from the site. The proposal would not have a negative visual or amenity impact on the care home due to its form and its distance from the site.
- 7.22 It has been stated that the existing Arbroath Road site which has approval for a mast and equipment is no longer viable due to financial reasons. Financial implications are not material planning concerns. The applicant has stated that they would be willing not to implement the Arbroath Road consent.
- 7.23 The concerns of the objectors are of insufficient weight to warrant refusal of the application.

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following condition:
- 1 **Condition** - 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 – to protect the amenity of the area.