

KEY INFORMATION

Ward Maryfield

Proposal

Installation of telecommunications equipment and erection of 15m column

Address

Land to west of 97 Clepington Road
Dundee

Applicant

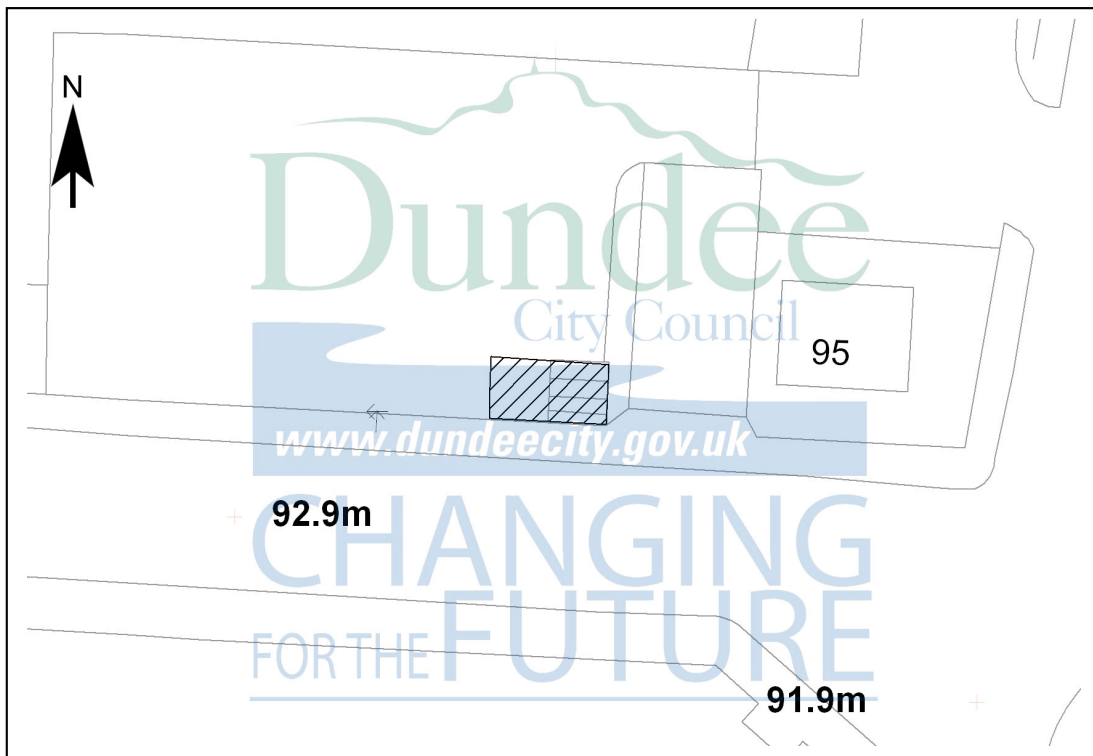
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Proposed Phone Mast in Clepington Road

The installation of telecommunications equipment and erection of 15 metre column is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed monopole and ground equipment complies with policy 78 of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the development plan to refuse planning permission. Therefore the application is recommended for **APPROVAL subject to conditions**.

SUMMARY OF REPORT

- Planning Permission is sought for the erection of a 15 metre high monopole telecommunication mast and associated ground based equipment. The pole is to be located to the north side of Clepington Road to the west of its junction with Mains Loan. 12 alternative sites to locate the mast were considered, but rejected for various reasons.
- Two letters of objection were received in respect of this proposal. The objections concerned the proposals affect on the conservation area, impact on the amenity of adjacent sites and overshadowing. The applicants have submitted an ICNIRP certificate to comply with the relevant guidelines on public exposure to emissions.
- The proposal has been found to comply with Policy 78 of the Dundee Local Plan Review 2005 and the Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus. The grounds of objection are not supported.

DESCRIPTION OF PROPOSAL

The proposal is to erect a 15 metre high steel monopole style telecommunications mast with associated ground equipment in the form of 3 equipment cabinets and a meter cabinet arranged around the base. This structure is a replacement for the existing mast at Maryfield Industrial Estate which is to be decommissioned.

The applicants considered 12 alternative locations but these were rejected for the following reasons:

- 1 99 Clepington Road: site is partially obscured by tenement flats which would block the coverage area
- 2 38 Clepington Road: lamppost mounted microcell - this would be insufficient on its own to provide coverage and at least one other similar mast would be required
- 3 36 Clepington Road: lamppost mounted microcell - this would be insufficient on its own to provide coverage and at least one other similar mast would be required
- 4 Mains Loan: lamppost mounted microcell - this would be insufficient on its own to provide coverage and at least one other similar mast would be required. The pavement is not on the public highway
- 5 Mains Loan, West Side: site not available due to redevelopment of adjoining site
- 6 Argyle Street: installation would be difficult due to presence of other underground utilities, also concern at impact on site lines for a busy road junction.
- 7 Clepington Road (south side): ground unsuitable for excavation and foundations due to presence of Gas main and electricity cables.
- 8 Clepington Road (North side): pavement not wide enough to accommodate ground cabinet.
- 9 DISC Leisure Centre, Mains Loan: ground too low lying, no coverage possible.

- 10 Mains Loan North: pavement not wide enough to accommodate ground cabinet.
- 11 Mains Terrace: In close proximity to houses and considered less sensitive than preferred option.

Conservation area exists to the east of Mains Loan.

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 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.

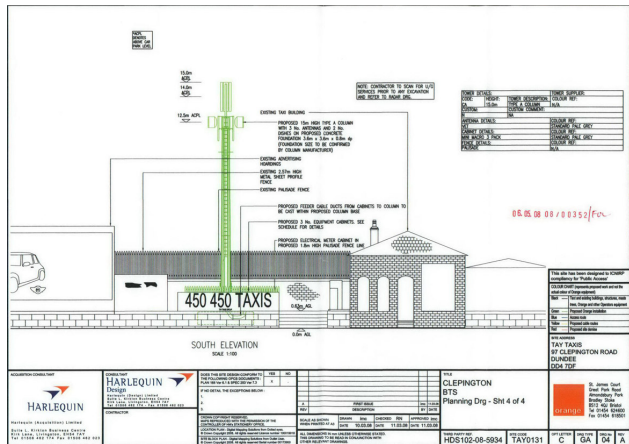
Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

National Planning Policy Guidance 19: Radio Telecommunications

This national guidance emphasises the importance of establishing good communication and trust between operators and planning authorities and encourages pre-application discussions to determine the most appropriate siting and design approaches. It acknowledges the benefits of modern telecommunications and seeks to encourage such development as being

design approaches. It acknowledges the benefits of modern telecommunications and seeks to encourage such development as being



- 12 Lammerton Terrace: In close proximity to houses and considered less sensitive than preferred option.

Finally, the applicants have submitted an ICNIRP certificate indicating that the proposals comply with the relevant guidelines on public exposure to emissions.

SITE DESCRIPTION

The site lies to the north of Clepington Road, close to its junction with Mains Loan, on an open area of ground.

To the north is an industrial estate. To the west are advertising hoardings with industrial uses behind. To the south is Clepington Road with playing fields beyond.



Immediately east of the proposal is a single storey office building currently in use as a taxi office with its entrance off Mains Loan. The Maryfield

essential to a modern economy and contributing to sustainable objectives. It states that health issues are covered by other legislation. It gives advice on the siting and design of masts.

Planning Advice Note 62: Radio Telecommunications - this provides best practice advice on the process of site selection.

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no site history of relevance to the proposal.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and two valid objections were received in respect of this proposal. The objections concern the proposal's affect on the conservation area; impact on the amenity of adjacent sites; overshadowing and health risks.

Copies of the objection letters are available in the members lounge.

CONSULTATIONS

Comments were received from the Leisure & Communities Department, seeking tree planting by the applicant on the sports ground area to the south of Clepington Road as a gesture towards the amenity and aesthetics in the area.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

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 78: Location of Telecommunications Equipment - 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 applicant has submitted a technical appraisal of the proposal which has concluded that the mast represents the minimum specifications of structure and equipment that can be deployed to meet the required operational needs. Furthermore it detailed that there are no other existing masts in the immediate vicinity which would offer the opportunity for mast sharing.

An assessment of alternative sites were undertaken, mostly to the west and north-east, of these, the applicant states that the proposal site represents the best option in terms of capacity, location and environmental impact. The reasoning for dismissing the alternative sites are considered above and are supported

Accordingly the proposal is considered to comply with policy 78 of the Dundee Local Plan Review.

Other Material Considerations

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

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

Policy 1

The applicant has provided an operational justification for the proposal including the possibilities offered by alternative possible sites. This proposal is free-standing but there are no nearby buildings of significant height which would offer alternative options.

Policy 2

The policy offers a general presumption against the siting of free-standing masts within, or immediately adjacent to residential areas.

In this instance the location is industrial in nature to west and north with playing fields to the south. There are residential properties approximately 50 metres to the east. Due to the prevailing industrial appearance of the site and its surroundings it is considered that this is an appropriate location for a mast in order to service the area. That housing does exist to the east is not in itself sufficient to warrant refusal of the application against this policy.

Policy 3

The policy offers a general presumption in favour of locating masts within industrial estates. This location is not within a designated industrial site. However the predominant character of the area is industrial and therefore it is considered that the proposal complies with the general aim of that policy.

Objections

Two objections were received citing various concerns which are dealt with below:

Health Risk from Radiation: the applicant has provided a declaration of conformity with ICNIRP (International Commission on non-ionising radiation protection) Public Exposure Guidelines. As such, in accordance with the government guidance, there are no exceptional health risks associated with this development.

Effect on Maryfield Conservation Area: The application site lies outwith the conservation area and therefore this proposal presents an opportunity to service the area with mobile phone signals without incurring the need to situate such a facility inside the conservation area. The applicant has provided photo illustrations of the

development as viewed from the Maryfield Conservation Area. These illustrations demonstrate that the mast will be seen as higher than a typical street lamppost and higher than the general height of residential properties, as stated above the applicant has confirmed that no other possible locations exist and that the structure is the smallest design that would be able to deliver the service. As the site lies outwith the conservation area it does not therefore benefit from the protection nor consideration that a conservation area provides. Its location adjacent to the conservation area is unfortunate but not in itself of such significance as to warrant refusal.

Effect on amenity of the site to the north: the site to the north is in industrial use and the siting of the mast adjacent to such sites is in accordance with the aims of the non-statutory planning guidance of the Council.

Effect of shadow on sites to the north: The diameter of the column is in the region of 50-70cm and as such is not substantially greater than that of a typical street lighting column. The effect of shadow is not therefore considered to be significant nor unreasonable in an urban setting.

Consultation From Leisure & Communities Department

This Department has suggested the addition of a row of trees to be planted to the south side of the high stone wall within the sports ground owned by that department. The sports ground is outwith the proposed development site and outwith the control of the applicant. The preservation of views is not a material consideration and the row of trees suggested would seem to have little if any direct association to the application site and is therefore cannot be supported.

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.

Design

The mast is a monopole design of approximately 50-70cm in diameter with an array of equipment attached to the top. The design is completely

functional in appearance and is therefore not out of place in comparison to the fencing and other industrial equipment nearby.

CONCLUSION

The proposed mast complies with the policies of the Dundee local Plan Review 2005 and the Non-Statutory Planning Policies on telecommunications developments and is therefore recommended for APPROVAL.

RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 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 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of visual amenity.