

**KEY INFORMATION**

**Ward** Camperdown

**Proposal**

Erection of a 20 m telecom mast with 3 antenna and 3 dishes and associated equipment cabinets and compound

**Address**

Land to South of Wade Street, Nobel Road, West Gourdie Industrial Estate, Dundee DD2 4UH

**Applicant**

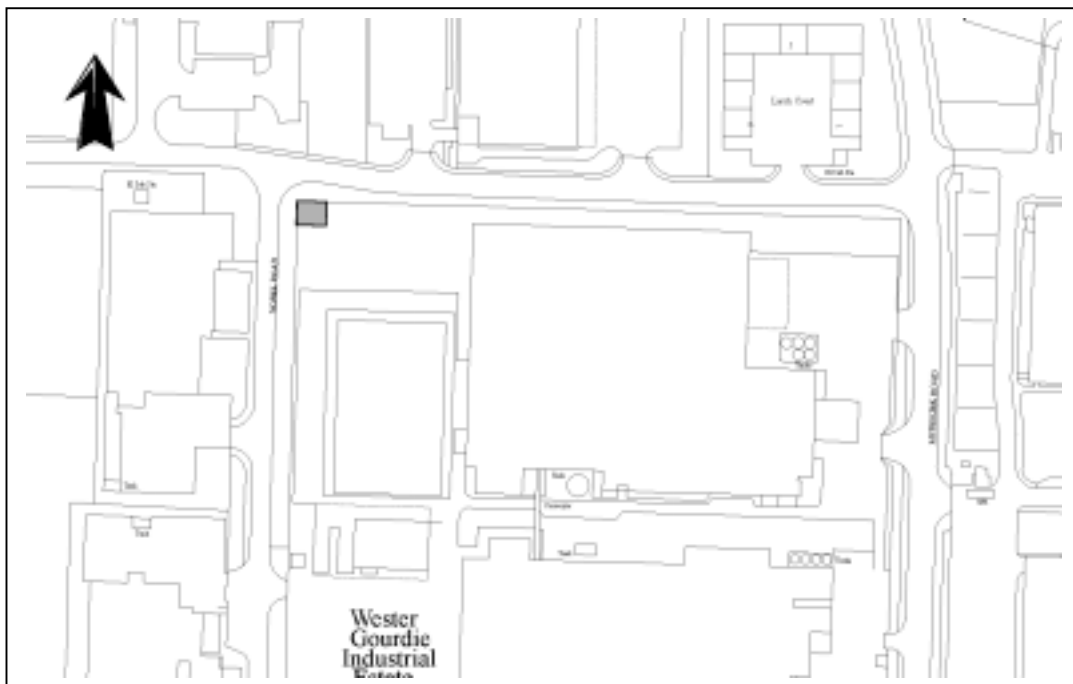
Hutchison 3G  
123 St Vincent Street  
Glasgow G2 5EA

**Agent**

Montagu Evans  
216 West George Street  
Glasgow G2 PQ

**Registered** 8 Aug 2002

**Case Officer** Karen Clark



## Telecommunications mast proposed at West Gourdie Industrial Estate

Erection of a 20 m telecom mast with 3 antenna and 3 dishes and associated equipment cabinets and compound is **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed telecommunications mast is located within an existing industrial estate. It is considered that the proposal complies with The National Planning Policy Guidelines and the Council's statutory and non statutory policies as the proposed mast will not have a significant detrimental impact on the visual appearance of the industrial estate. The application is recommended for **APPROVAL** subject to conditions

**SUMMARY OF REPORT**

- The application seeks planning permission for the erection of a 20 metre high slimline, lattice telecommunications mast. The proposed mast will accommodate three antenna and three dishes and associated ground based equipment, all within a 2.4 metre palisade fence compound.
- The site lies at the south east corner at the junction of Noble Road and Wade Street. The land currently forms part of an existing industrial compound. The area is unused and partially overgrown. The surrounding area is wholly industrial with no residential or other use within close proximity.
- The mast will provide an improved service coverage within the west Kingsway area for Hutchison 3G.
- One objection was received from a neighbouring distribution centre. The objector considered that the proposed mast could be better located elsewhere within the industrial estate and indicated that a mast share would be the preferred solution. The applicant has provided sufficient evidence that no alternative locations or mast sharing opportunities are available within this area.
- The proposal complies with the National Planning Policy Guidelines on the location of telecommunications masts and the Council's recently approved Policy relating to such facilities.

**DESCRIPTION OF PROPOSAL**

The application is for the erection of a 20-metre high slim line lattice telecommunications mast. The proposed mast will incorporate three antennas and three dishes with associated ground based equipment. The proposed mast will be located within a 2.4 metre palisade fence compound. The mast will provide Hutchinson 3G with additional equipment allowing for the expansion of the network to serve the Kingsway West area.

**SITE DESCRIPTION**

The site located at the south-east corner at the junction of Noble Road and Wade Street. The site comprises part of an existing fenced industrial compound that is currently unused and overgrown. The surrounding area is industrial with a mix of storage and distribution and manufacturing premises within close proximity.

**POLICY BACKGROUND**

**Development Plan Policies**

There are no relevant policies contained within the Tayside Structure Plan 1993 or the Draft Dundee and Angus Structure Plan.

**Dundee Local Plan 1998**

Policy BE31 provides guidance for the assessment of this type of development. This Policy was reviewed in light of the new legislative tool introduced by the Scottish Executive in 2001. The resulting non-statutory policy in relation to Telecommunications and Other Apparatus was approved by the Development Quality on the 29 October 2001.

**National Policy Guidelines**

National Planning Policy 19 "Radio Telecommunications" and Planning Advice Note 62 "Radio Telecommunications" both contain Government advice in relation to such development both documents are material consideration in the determination of the proposal.

**LOCAL AGENDA 21**

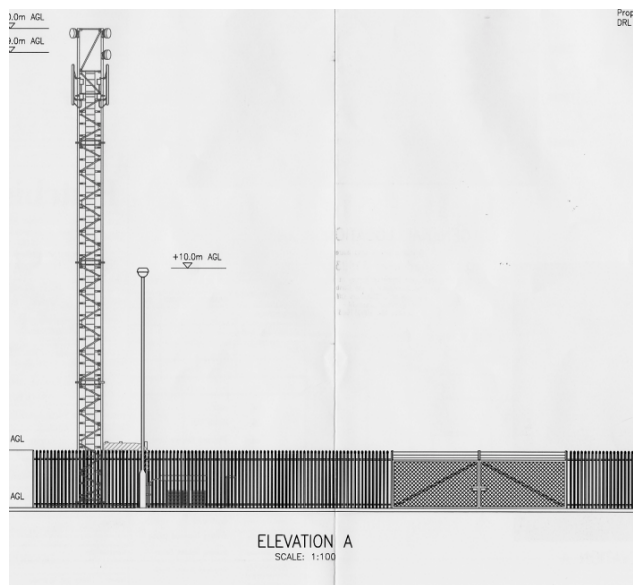
Key Theme 7 requires that access to facilities; services, goods and people are not achieved at the expense of the environment and are accessible to all

**SITE HISTORY**

There is no planning history of relevance to the current application.

**PUBLIC PARTICIPATION**

The applicant completed the required neighbour notification procedure. One letter of objection was received from a neighbouring storage and distribution centre. The objection indicated that in



their opinion there were more appropriate sites for the location of a mast and encouraged the mast share concept. A copy of this letter can be viewed in the Members Lounges.

**CONSULTATIONS**

The appropriate consultees have been notified of the proposal. No comments or objections have been received.

**OBSERVATIONS**

The determining issues for the Committee in this instance are:

- 1 Whether the development is in accordance with Policy BE 31 of the adopted Dundee Local Plan 1998.
- 2 Whether the proposal is in accordance with the Council's adopted non-statutory policy in

relation to telecommunication masts and other apparatus.

- 3 Whether the development is in accordance with national planning guidance.

Dundee Local Plan 1998

Policy BE31 contains criteria for the assessment of such applications and these criteria are repeated, reinforced and updated in the recent non-statutory policy formulated to reflect national guidance. The proposal will be assessed against the most recent non-statutory policy guidance below.

Non Statutory Policy

The following issues are directly relevant to the current application. Non statutory Policy 1 requires that every application:

- Contains an operational justification.
- Justifies the selected site in relation to alternatives and addresses mast sharing.
- Assesses the cumulative impact of individual proposals where there are others nearby.
- Assesses the opportunities for siting the apparatus on buildings in order that the visual impact can be minimised.

The application was submitted by Hutchinson 3G, a new, third generation mobile phone operator.

Hutchinson 3G are in the process of creating network coverage with an intended launch Autumn 2002. The proposed installation will address the Hutchinson 3G network requirement on Kingsway West, linking with their existing installation at Baird Avenue. Three other sites were considered as possible for a telecommunications site at Whittle Place, Fulton Road and a site located to the north of Gourdie Industrial estate. However all were discounted due to their visual impact, ownership issues and problems with network coverage. Further, the applicant considered the possibility of mast share or location of the apparatus on existing structures. The applicant has confirmed that no such opportunity is available at this time.

The proposed mast is located on a level site within an existing industrial estate. Modern industrial units surround the site. While there is little

opportunity to minimise the visual impact of the mast and associated apparatus it is considered that the mast will not be detrimental to the surrounding visual amenity, which is currently industrial in character. Furthermore, the application site is low lying and will not have a negative impact on the skyline. There are no opportunities for locating the mast on buildings. Consequently, the lattice mast is proposed by Hutchison 3G.

It is considered that the proposal complies with Non-statutory Policy 1.

Non statutory Policy 3 relates to the location of telecommunication masts within industrial areas. The non-statutory policy includes a presumption in favour of the location of masts within industrial areas provided the mast is located in such a way as to minimise its impact and that any proposal does not prejudice the Council's employment policies. It is considered that the industrial nature of the site, its low-level, surrounded by modern industrial units will not detract from the existing visual amenity. Furthermore, the proposed site is on a small area of vacant industrial land within the yard of an existing industrial function. Consequently, the erection of a mast at this location will not prejudice the employment policies of the Council. The proposal therefore complies with non-statutory Policy 3.

#### National Guidelines

The proposal is considered to be in line with the requirements of NPPG19 and PAN 62. The applicant has fully explored the possibility of alternative sites and mast sharing which in current circumstances is not an option. The proposal is for a mast which it is considered will not have a significant impact on the visual amenity of the surrounding industrial area.

---

## CONCLUSION

---

The proposal is for the erection of a 20-metre mast with associated equipment on vacant land within an existing industrial estate. The mast has no residential uses within close proximity. While the mast will be visible from within the industrial estate, due to the scale and nature of the surrounding buildings its impact on the area will be minimal. The proposal complies with the Council's statutory and non-statutory policies

and National Policy Guidelines for the location of masts. The proposed mast will allow further improvement to the telecommunications networks and will provide opportunity for mast share in the future.

---

## RECOMMENDATION

---

It is recommended that planning permission 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 mast and equipment becomes obsolete or redundant, it must be removed and the site reinstated to the satisfaction of the Planning Authority within one month of the removal of the equipment.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard