

KEY INFORMATION

Ward Craigiebank

Proposal

Erection of a 15m High Slimline Monopole with 3 antenna and 1 Microwave dish ((1 x 0.3m in diameter) and associated equipment cabinets

Address

Land to the north of Broughty Ferry Road
Dundee Road West
Dundee
DD5 1NB

Applicant

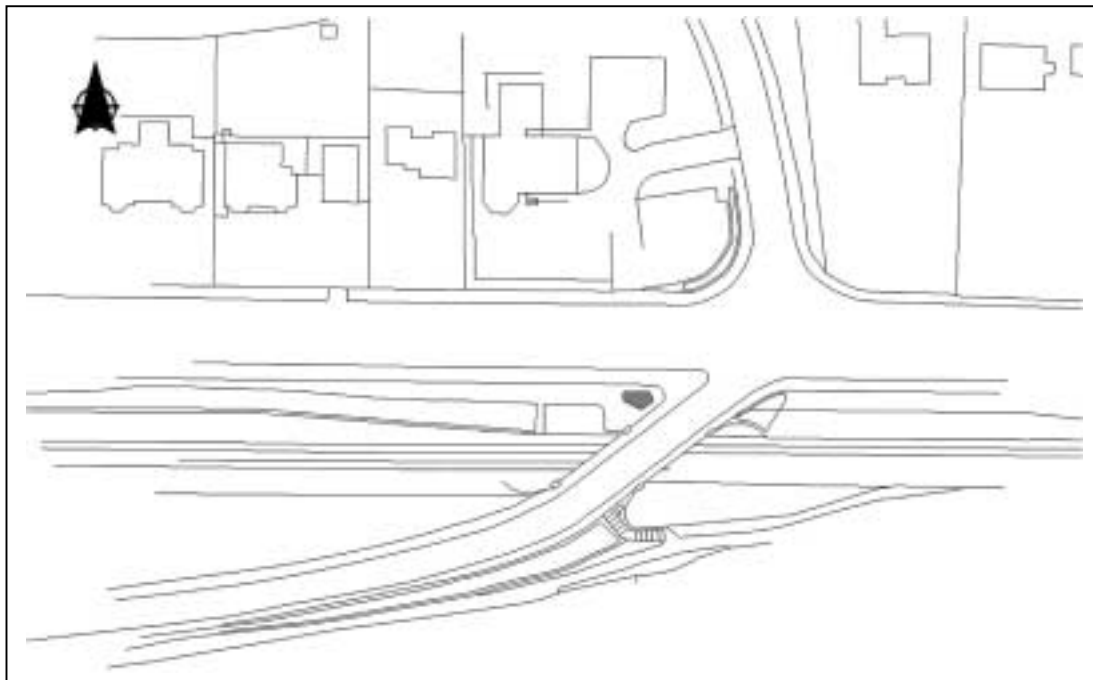
Hutchison 3G UK Ltd
c/o Montagu Evans
302 St Vincent Street
Glasgow
G2 5RU

Agent

Montagu Evans
302 St Vincent Street
Glasgow
G2 5RU

Registered 18 Feb 2003

Case Officer G Reid



Telecom Mast Proposed at Broughty Ferry Road

The erection of a 15m High Slimline monopole and associated equipment cabinets is **RECOMMENDED FOR APPROVAL, SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed telecommunications mast is considered to be in accordance with the policies of the development plan.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 15 metre high slim-line monopole telecommunications mast and associated cabinets at Dundee Road West, Dundee for Hutchison 3G(UK) Ltd.
- The application raises issues for consideration in terms of the Built Environment and Housing Policies of the Dundee Local Plan 1998, Policy 78 of the Finalised Dundee Local Plan Review, the guidance set out in NPPG19 and PAN62 and the Council's Non-Statutory Policies on Telecommunications.
- No objections were received to the proposed mast from consultees or surrounding residents. The Local Ward Councillor requested that application be put on the Agenda for consideration by the Committee.
- It is considered that the proposed development is in accordance with the Built Environment and Housing Policies of the Dundee Local Plan 1998, Policy 78 of the Finalised Dundee Local Plan Review, the guidance set out in NPPG19 and PAN62 and the Council's Non-Statutory Policies on Telecommunications.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 15 metre high slim-line mono-pole telecommunications mast with 3 antenna at Land to the North of Broughty Ferry Road, Dundee for Hutchison 3G UK Limited.

The proposal also includes associated equipment cabinets and fencing.

The applicants originally proposed a single microwave dish (1 x 0.3m in diameter) on the slim-line monopole. This element has been deleted as a result of discussions concerning the visual impact it would have had on the surrounding area.

SITE DESCRIPTION

The application site is located on the south side of Dundee Road West and to the north of Broughty Ferry Road. The site extends to 0.001 hectares and is immediately north west of the bridge over the main Dundee to Aberdeen railway line. To the north of the site is Dundee Road West with offices beyond. The nearest residential properties are also to the north of Dundee Road West.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 1998

The following policies are of relevance:

BE31: Proposals for telecommunications developments will be assessed against the following criteria:

- a Proposals will be assumed to carry an operational justification, but in cases where there is good reason to anticipate a general proliferation and resultant clutter in the local landscape, the planning authority retains discretion to explore this justification.
- b There are no satisfactory alternative sites available.
- c There is no reasonable prospect of sharing existing facilities.

- d The development should avoid conflict with other policies or proposals of the Local Plan, Structure Plan etc.

H1: Within areas where residential use predominates developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

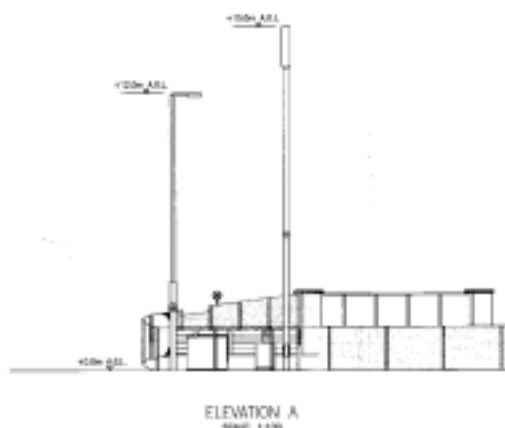
Dundee Urban Nature Conservation Subject Local Plan 1995

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

Finalised Dundee Local Plan Review

Policy 78: Location of Telecommunications Equipment

In general, applications for the location of telecommunications equipment will



be encouraged to mast share where appropriate and to minimise the environmental impact on the City.

Planning permission will normally only be granted where the proposals are in accordance with the Council's more detailed existing supplementary policies relating to this issue. These supplementary policies are the Council's "Non-Statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus" and are a material consideration under the Finalised Dundee Local Plan Review. The following policy statements are of relevance:

Non-Statutory Policies

Non-Statutory Policy 2: Residential Areas

There will be a general presumption against the siting of freestanding masts, similar structures and ground-based apparatus within or immediately adjacent to existing residential areas or within or immediately adjacent to sites allocated for residential development in the Dundee Local Plan 1998. However exceptions to the general presumption may be made where the proposal is considered to be sensitively located and designed and where the operator has demonstrated that the proposal is the most appropriate from other options investigated.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

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 essential to a modern economy and contributing to sustainable objectives.

Planning Advice Note 62: Radio Telecommunications

This provides best practice advice on the process of site selection and design and illustrates how the equipment can be sensitively installed. It also explains why additional mast stations are needed to serve the growth in customer demand and in response to changing technical requirements, including the third generation of mobile phones.

LOCAL AGENDA 21

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

SITE HISTORY

There is no site history of relevance to the consideration of this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no objections were received to the proposed development.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

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

Background

The application is on behalf of a telecommunications code systems operator who is seeking, under the terms of their license, to provide contiguous network coverage.

The purpose of the proposed installation at Dundee Road West is to address the Hutchison 3G-coverage deficiency around Dundee Road West/Craigie Drive area. The proposed installation is intended to provide 3G mobile multi media services to Quality of Service criteria referred to as "Suburban Coverage" to the following areas: Dundee Road West, Craigie Drive, Fairfield Road and Strips of Craigie Road.

Development Plan

Policy BE31 sets out the criteria for the assessment of such applications and these criteria are repeated and reinforced in the recent Non-Statutory Policies which have been drawn up to reflect the most recent National Guidance. The following assess the proposals against the criteria of Policy BE31:

- a The applicants have submitted an operational justification in support of the proposal and the site. The

main justification is to infill deficiencies in the existing operational network. The site's position allows for the gap in coverage for this part of Dundee to be filled without the need for further masts. In addition as there are no masts in the area then the proposal would not lead to a proliferation of clutter in the local landscape.

- b The applicant has submitted an assessment of alternative sites. Given the residential nature of the area to be covered the opportunities for locating the mast area limited. The application site is considered to be an acceptable location as it provides coverage for the entire area and is not adjacent to any residential properties.
- c There are no masts in a location that would allow for coverage of the area.
- d Due to the nature of the cell area there are no suitable buildings or structures to utilise.
- e The proposal does not conflict with any other policies or proposals of the development plan.

The application site is located within an area covered by Housing Policy H1 of the Dundee Local Plan 1998. This policies seeks to ensure that proposed development s do not have an adverse affect on the environmental quality of existing residents in the area. As indicated above the area covered by this mast is primarily residential and locating a site has been difficult. The proposed site is on the south side of Dundee Road West and is not adjacent to any residential properties. The nearest property is on the north side of Dundee Road West and is an office building. Given the proposal is for a slim-line monopole it is considered that it would not adversely affect the environmental quality of residents in the area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

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

Finalised Dundee Local Plan Review

Policy 78 Location of Telecommunications Equipment: advises that mast sharing should be encouraged and efforts made to minimise the environmental impact on the City. As outlined above there is no potential for mast sharing to cover this area and the proposal has been designed to reduce the visual impact on the surrounding area. This policy also advises that proposals should be assessed against the Council's detailed existing supplementary policies relating to telecommunications equipment. This assessment is carried out in the proceeding paragraphs.

National Guidance

In terms of the advice in NPPG19 and PAN 62, the agent provided a justification, which assessed the proposal as follows:

The Use of Small Scale Equipment

The proposed mast will be 15 metres in height and is a slim-line monopole mast. The applicant has indicated that the proposed mast is the least visually intrusive that can be used. It is considered that the proposed mast will have the minimal visual impact when viewed from the surrounding area.

The Use of Concealment and Disguising

The proposed mast will not be disguised but is only 15m in height and of a slim line design. The associated equipment cabins will be screened by existing and proposed fencing

Mast Sharing and Site Sharing

As outlined above the applicants have highlighted that there are no opportunities to mast share in order to cover this area.

Installation on Buildings

The area to be covered is primarily residential with other buildings being Further Education College and other public buildings. The College did not allow masts on their buildings and grounds and the other locations did not want a mast on their site. There are no other buildings within the cell area, which would be a suitable height to provide the required coverage.

Non-Statutory Planning Policies

The following policies are directly relevant to this application.

Non-Statutory Policy 1

This Policy requires that every application:

- a contains an operational justification.
- b justifies the selected site in relation to alternatives and addresses mast sharing.
- c assesses the cumulative impact of individual proposals where there are others nearby.
- d assesses the opportunities of minimising the visual impact of the proposal.

These criteria are reflected in Built Environment Policy BE31 of the Dundee Local Plan 1998. As outlined in the consideration of the proposals against Policy BE31 the applicant has:

- a Provided an operational justification, which is considered adequate.
- b Provided an assessment of alternative sites/ masts in the area and concluded that the application site is the most appropriate.
- c Highlighted that there are no other masts in the vicinity and therefore there would be no cumulative impact.
- d Proposed a slim-line monopole and argued that the impact. The mast will not be very prominent from the surrounding area.

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

Non-Statutory Policy 2 - Residential Areas

This policy contains a general presumption against the siting of freestanding masts within or immediately adjacent to existing residential areas. However the policy further advises that exceptions may be made where the proposal is considered to be sensitively located and designed and where the operator has demonstrated that the proposal is the most appropriate from the other options investigated.

The application site is 90 metres from housing to the north. The proposed

mast is not considered to be located "immediately adjacent" to the residential area. The operator has highlighted that the area to be covered is mainly residential in nature an appropriate site away from housing has been difficult to find. It is considered that the proposed site is an appropriate location for covering this area.

It is considered that the proposal complies with Non-statutory Policy 2.

For the reasons discussed above, the proposal is considered to comply with national, local and the Councils' Non-Statutory Guidance on telecommunication developments.

Design

The proposed mast is a 15 metre high slim-line mono-pole. It is located to the south of Dundee Road West adjacent to the railway line. It is considered that the design and height of the mast will not have an adverse visual impact on the immediate and surrounding area.

CONCLUSION

It is considered that the proposal is in accordance with the Built Environment and Housing Policies of the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. In addition, it is considered that the proposal is in accordance with the guidance set out in NPPG19 and PAN62 and the Council's non-statutory policies on Telecommunications. No objections were received to the proposed mast.

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 equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the planning authority within 4 months
- 3 that a landscaping scheme including fencing details be submitted to the Council for approval prior to the

commencement of development and if approved the proposed development shall be carried out only in full accordance with such approved details

Reason

- 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
- 3 In the interests of the visual amenities of the surrounding area.