

KEY INFORMATION

Ward Balgay

Proposal

Erection of 3 No OMNI and 1 No GPS antennas on water tower

Address

Water Tower
Yarrow Terrace
Dundee
DD2 2ER

Applicant

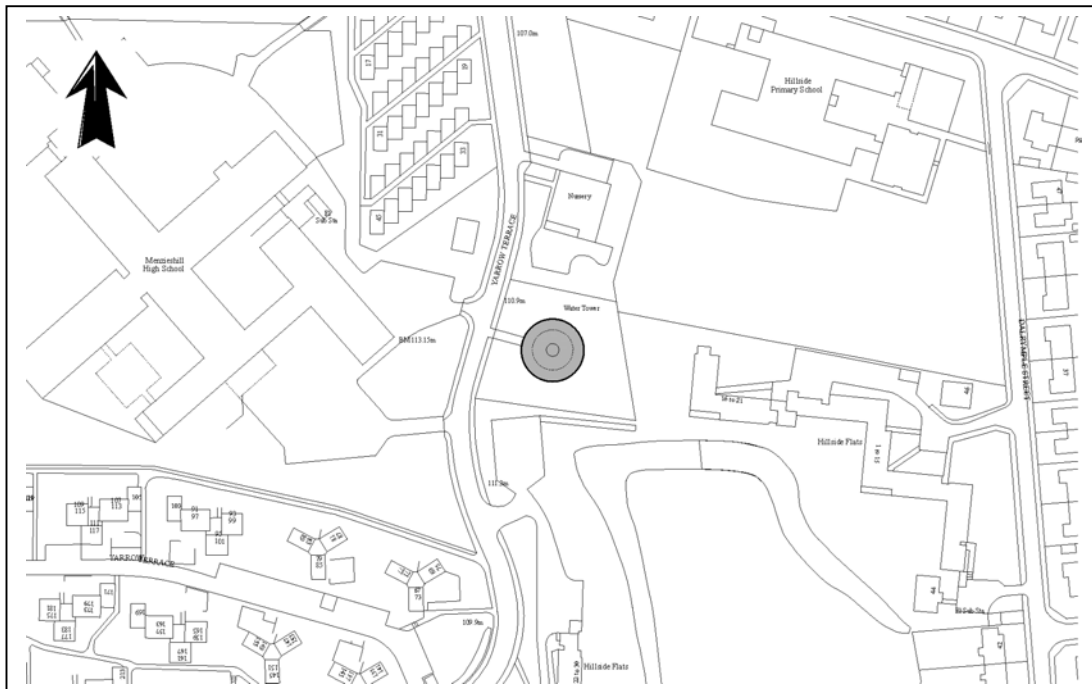
Airwave MM02 Ltd
Craig House
Mason Street
Motherwell
ML1 1YE

Agent

Pentland Ltd
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Registered 1 July 2003

Case Officer Eve Jones



The erection of four antennas on a water tower is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed telecommunication equipment is to be located on a large water tank where there are existing antenna. The proposal is considered to be in accordance with the policies of the Development Plan and the relevant National Guidance. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application is for the installation of antenna on the existing water tower for the Public Safety Radio Communications Project for Tayside Police. The antenna comprise 3 thin, rods approximately 5 metres tall and 1 x 1.8 metre high post arranged around the perimeter of the tower which is 26.8 metres high. A ground based equipment cabinet will be located close to one of the legs of the tower.
- In accordance with Policies BE31 and H1 of the Dundee Local Plan, Policy 78 of the Finalised Local Plan Review 2003 and National Guidance in NPPG 19 and PAN 62, the applicant has submitted technical justification in support of the development and the choice of location.
- The water tower has existing telecommunication equipment located around its perimeter.
- One neighbour has objected in very general terms but has declined to expand upon the grounds for objection. It is not considered that the proposal will have a significant impact on the environment enjoyed by neighbours and the objection cannot be supported.

DESCRIPTION OF PROPOSAL

Erection of three OMNI and one GPS antenna on the existing water tower. A ground based equipment cabinet is to be located next to one of the legs of the tower. The OMNI antennae are 5 metre high rods set equidistant around the perimeter of the tank. The GPS antenna is a small receiver on a 1.4 metre high stand on the side of the tank. The application is submitted in respect of the Public Safety Radio Communications Project, which provides communications equipment for Tayside Police.

SITE DESCRIPTION

Circular water tank on legs, 26.8 metres high on prominent hilltop location. Open site with nursery school to north, student flats to east, housing at some distance to south and high school to west. There are existing telecommunications antenna on the face of the tank with a small ground based equipment cabinet.

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:

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

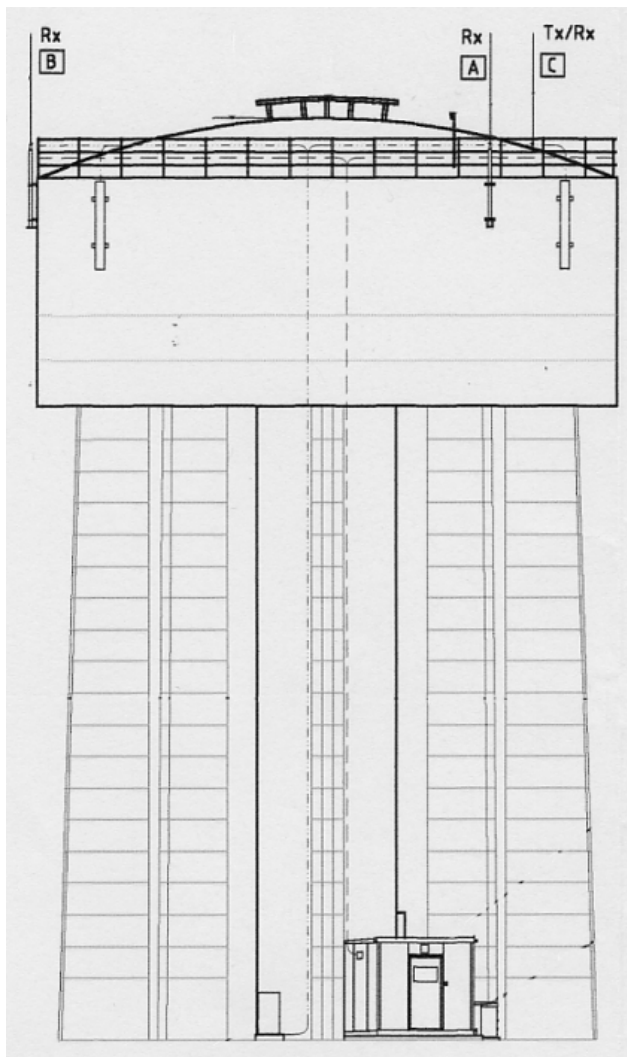
- proposals will be assumed to carry an operational justification;
- there are no satisfactory alternative sites available;
- there is no reasonable prospect of sharing existing facilities; and
- the development should avoid conflict with other policies in the Local Plan, Structure Plan etc.

Policy H1: within areas where residential uses predominate, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local

residents by reason 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

The following policies are of relevance:

Policy 78: Location of Telecommunications Equipment. In general, operators are encouraged to share existing masts and other locations in order to minimise the environmental impact of the developments. This development is for site sharing as the antenna are to be located on an existing site for telecommunications equipment.

Planning permission will normally only be granted where the proposal is in accordance with the Council's more detailed existing supplementary guidance: "Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus". These policies are a material consideration under the Finalised Local Plan Review and the following is of relevance:

Non Statutory Policy 2 - Residential Areas. The policy has a general presumption against free standing masts and ground based apparatus within or immediately adjacent to residential areas. However exceptions to the general presumption may be made where the proposal is sensitively sited and designed and where the operator has demonstrated that it is the most appropriate location.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guidance 19: Radio Communications. This encourages pre-application discussions to identify the most appropriate site and design of proposals.

Planning Advice Note 62: Radio Telecommunications. This provides best practice guidance on site selection and design.

LOCAL AGENDA 21

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

SITE HISTORY

There is no history of relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one objection was received from a local resident. The valid reasons for objection were very

general and included traffic, parking and access problems, impact on natural environment on trees. The objector was asked to clarify more detailed objections specific to this proposal but has failed to respond. The objection will be considered in the Observations below.

CONSULTATIONS

There were no contrary comments from 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.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The application is submitted in respect of the Public Safety Radio Communications Project which provides communications equipment for Tayside Police. The applicant indicates that the proposed site will provide very good coverage over Menzieshill, Balgay Hill and the surrounding residential areas. There is existing radio communications equipment on the water tower and the addition of these antenna will not create a greater visual intrusion into the area. All other requirement of Policy BE31 have been met.

Given the small scale of the proposed antenna related to the large scale of the existing tank, it is not considered that the proposal will have any impact on its visual appearance. The equipment cabinet is to be located close to one of the legs of the tank and is also acceptable. It is not considered that the proposal will have any detrimental impact on the environmental quality enjoyed by residents.

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:

National Guidance. The applicant has complied with the terms of NPPG19 and PAN62 in terms of the scale, design, location and site sharing guidance.

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 78 encourages operators to share existing masts and other locations in order to minimise the environmental impact of the developments. Planning permission will normally only be granted where the proposal is in accordance with the Council's more detailed existing supplementary guidance: "Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus".

Non Statutory Policy 2 - Residential Areas applies in this case and has a general presumption against free standing masts and ground based apparatus within or immediately adjacent to residential areas. This proposal is sensitively sited on an existing structure which is already used for telecommunications equipment and the operator has demonstrated that it is the most appropriate location.

Objections

One objection was received from a local resident but the reasons for objection were very general and included traffic, parking and access problems, impact on natural environment on trees. The objector has failed to explain in more detail why the objections apply to this specific proposal. Other than during installation, there will be no vehicle use and the proposals do not involve closure of the local roads, parking areas or accesses. The equipment is located on or close to the tank and does not affect trees. The objection cannot be supported.

It is concluded from the foregoing that the material considerations justify the grant of planning permission in accordance with the provisions of the

development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The antenna are small in scale with relation to the mass and height of the water tank, the ground based cabinet is to be located close to one of the legs. There are no significant design issues in this regard.

CONCLUSION

The antenna are 5 metre high rods to be located on a large tank, where there are existing telecommunications antenna. The location will provide coverage for public service radio communications. The proposal will not have a detrimental impact on the environmental quality enjoyed by local residents. The objector has not expanded on the grounds for objection and the details submitted cannot be supported. The proposal is in accordance with National Guidance, relevant policies in the development plan and in the Finalised Local Plan Review.

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 equipment becomes obsolete or redundant it shall be removed and the site reinstated to the satisfaction of the planning authority within 4 months.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the visual amenities of the locality.