

KEY INFORMATION

Ward Brackens

Proposal

Installation of 29m monopole accommodating 3 antennas and equipment cabinets

Address

Clatto Water Treatment Works
Dalmahoy Drive
Dundee DD3 9RP

Applicant

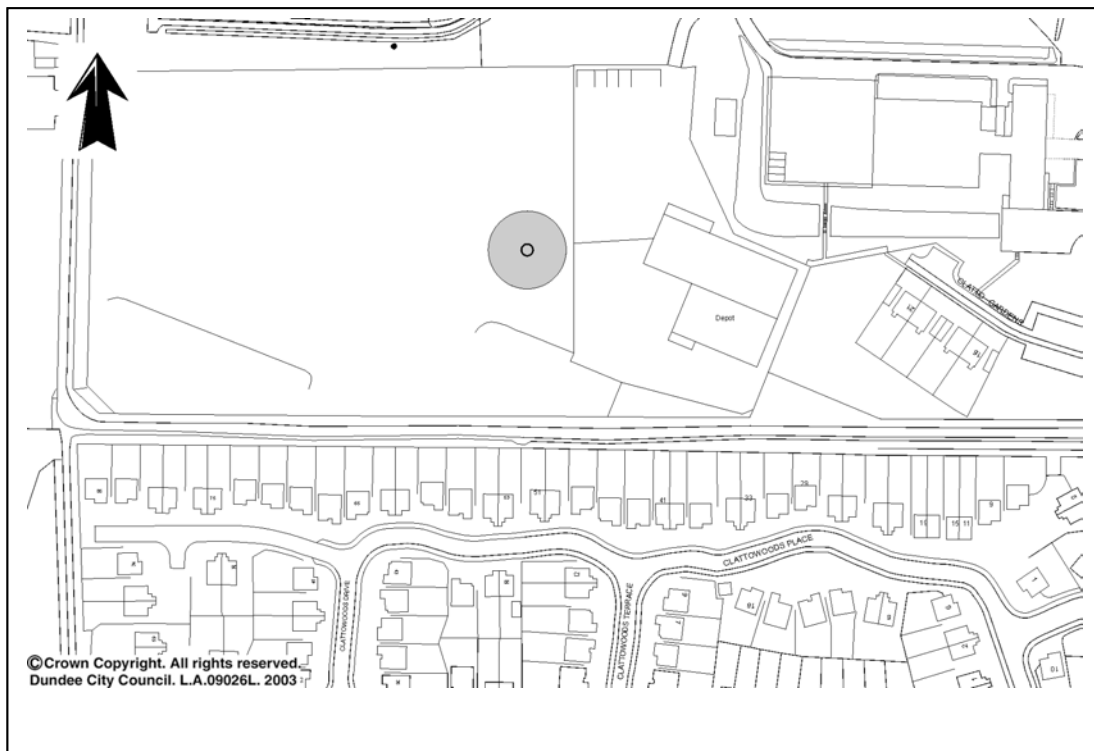
Vodafone Ltd
c/o Stappard Howes
122 Dundyvan Road
Coatbridge ML5 1DE

Agent

Stappard Howes
122 Dundyvan Road
Coatbridge ML5 1DE

Registered 13 Sep 2004

Case Officer Eve Jones



The installation of a 29m monopole accommodating 3 antennas and equipment cabinets is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed telecommunications mast complies with the relevant Council's adopted Non-statutory Policies on Telecommunications Equipment. The objections cannot be supported. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 29 metre high monopole which will accommodate 3 telecommunications antenna and 2 ground based equipment cabinets. The pole will also have a cluster of floodlights. The monopole will replace an existing 27 metre high floodlighting pole immediately adjoining the application site.
- The site lies within the Clatto Water Treatment Works off Dalmahoy Drive on the north west margin of the City. The nearest housing to the south is 71 metres away to the garden boundary and 86 metres away to the house. Clatto Country Park lies to the north and west, beyond the extensive grounds of the Treatment Works.
- The application has the necessary technical certificates and justification for the selection of the site. The proposal complies with Policy BE31 of the Dundee Local Plan 1998, Policy 78 of the Finalised Dundee Local Plan Review 2003 and the Council's adopted Non-Statutory Policies on Telecommunications Equipment.
- Seven objections were received on the grounds of health, loss of view and house values, the appearance of the mast and the impact on wildlife. Loss of view and loss of house value are not valid planning issues, health concerns and impact on wildlife are given limited weight as the application has the necessary technical certificates and the mast replaces a very similar floodlighting column. The objections cannot be supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 29 metre high monopole to accommodate 3 telecommunications antenna and 2 associated ground based equipment cabinets. The pole will also accommodate a cluster of floodlights at a height of 25 metres.

SITE DESCRIPTION

The site lies within the grounds of the Clatto Water Treatment Works off Dalmahoy Drive at the north west boundary of the City. The works comprise reservoirs, treatment works and associated offices within extensive grounds. There is an existing 27 metre high flood light pole immediately to the west of the application site which provides lighting for a large part of the operational site. The nearest houses are due south and the site is 71 metres from the garden boundary and 86 metres from the house. There are staff houses within the Treatment Works boundary which are 90 metres away (north) and 115 metres away (east). The wider area to the south and east is residential. Clatto Country Park lies beyond the Water Treatment Works to the north and 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:

Policy BE31 - Telecommunications Developments.

Policy H1 - Existing Residential Areas.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

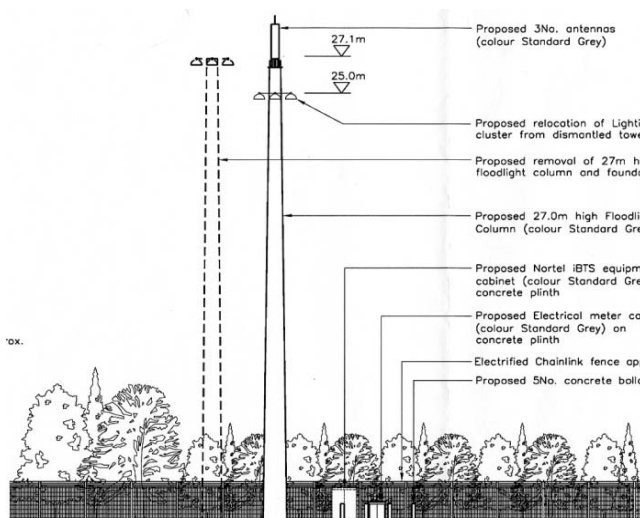
Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities.

Policy 78: Location of Telecommunications Equipment.

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 section on "Non Statutory Statements of Council Policy".



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. 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".

Policies 1, 2 and 3 are of particular relevance and are considered in respect of Policy 78 below.

LOCAL AGENDA 21

Key Theme 7 requires 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 relevant history, all previous planning applications have referred to the Water Treatment Works.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and 7 objections were

received including one from the St Margaret's R C Primary School Board. All of the objections refer to health risks, several also refer to loss of house value and loss of view. Three of the objectors consider the proposed mast to be visually obtrusive and one is also concerned about the harmful impact on wildlife. Copies are available for inspection in the Members Lounges. These concerns are considered in the Observations section of this Report.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 BE31 - Telecommunications Developments.

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) For radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure

E) The development should avoid conflict with other policies or proposals of the Local Plan, Structure Plan, National Guidance etc.

In terms of Policy BE31 the proposal has an operational justification as Vodafone requires to improve coverage in the area in order to provide service for third generation mobile phones. Due to the restraints on the siting options in the area and the commercial/industrial nature of the Water Treatment Works, no suitable alternative sites have been identified. There is an existing 27 metre high floodlighting pole at the site. It is proposed to be replaced by a structure of similar style and height. No suitable sharing alternatives were identified for the identified target coverage area and there were no suitable existing buildings or structures.

The development is acceptable if it does not conflict with other policies in the Local Plan or National Guidance.

National Guidance. Pre application consultation was carried out, the applicant was advised on the need for planning permission and was requested to consider making provision for mast

sharing of the proposed structure with other operators.

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. The site contains an existing 27 metres high floodlighting pole. It is considered that the replacement of this existing structure with a similar pole, 29 metres high will not detract from the visual appearance of the existing site. The site is 71 metres from the nearest garden boundary and 86 metres from the nearest house.

It is concluded from the foregoing that the proposal complies with Policies BE31 and H1 of the adopted Local Plan.

Other Material Considerations

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

Finalised Dundee Local Plan Review

Policy 1: Vibrant and Sustainable Communities. New development should seek to minimise any affect on the environmental quality enjoyed by local residents.

It reiterates the advice in Policy H1 of the Adopted Local Plan and it is considered that the proposal complies with this Policy for the same reasons.

Policy 78: Location of Telecommunications Equipment. In general, operators are encouraged to share existing masts in order to minimise environmental impact. The applicants indicate that there are no suitable sharing alternatives identified for the identified target coverage area. Where mast sharing is not a feasible proposition, alternative solutions in terms of location and design will be assessed with the objective of minimising the environmental impact on the City. AS noted above, there is an existing, 27 metre high floodlighting column immediately adjoining the site.

The proposal was assessed in terms of the Council's Non Statutory Policies, which are a material consideration in terms of Policy 78.

N/S Policy 1: there should be an assessment of the operational justification, alternative site, the options for mast sharing or use of buildings and the cumulative impact of individual proposals where other telecommunications developments are present nearby.

This has been provided and is acceptable.

N/S Policy 2: There will be 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. As detailed above the operator has submitted justification that this is the most appropriate location. However, the site does not lie within a residential area and is 71 metres from the boundary of the nearest house.

The proposal is considered to comply.

N/S Policy 3: there will be a general presumption in favour of the location of ground-based masts within existing industrial estates and sites allocated for industrial development in the Local Plan provided such proposals;

- i are located and designed so as to minimise their visual impact.
- ii do not prejudice the achievement of the Plan's employment policies.

The site is not an industrial estate or an allocated industrial site but the site does lie within a large public utility complex, which has the appearance and characteristics of an industrial site.

It is considered that the proposal complies with this policy.

It is concluded that the proposal complies with Policies 1 and 78 of the Finalised Dundee Local Plan Review.

Objections

As detailed above, the main objections relate to health matters. Concerns about health matters have been widely discussed by Government and other bodies. However NPPG 19 clearly advises that it is not necessary for planning authorities to treat radio frequency emissions as a material consideration. To demonstrate to planning authorities that the known

health effects have been properly addressed, applications for planning permission involving antennas must be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radio frequency radiation. The applicant has submitted the appropriate certificate in these circumstances.

The Scottish Executive published a report in early July 2004 entitled "Evaluation of Revised Planning Controls over Telecommunications Development".

The report acknowledges that the issue of health concerns would inevitably arise, but specified that the research should not be directed into an extensive discussion of health issues. Whilst the Scottish Executive supports research into the subject of health impacts of mobile telecommunications and recognises the need for more research into the matter, the current position is that there is insufficient evidence that mobile telecommunication development causes a health risk. Accordingly insufficient weight can be given to these objections.

Loss of house value and loss of view are not valid planning objections.

Three of the objectors consider the proposed mast to be visually obtrusive but there is an existing 27 metre high floodlighting pole, which is proposed to be replaced by a 29 metre high monopole with a cluster of floodlights. It is considered that the mast will have a very similar appearance and impact as compared to the existing floodlighting pole and the objections cannot be supported.

One objector is concerned about the harmful impact on wildlife. The installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radio frequency radiation. The objection cannot be supported.

It is concluded from the foregoing that the development is in accordance with the relevant policies in the development plan and is supported by the material considerations of the Finalised Dundee Local Plan Review and the Council's Non Statutory Policies. The objections are not considered to be of sufficient strength 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 design of the mast and antenna seeks to replicate the design of the existing floodlighting column in order to minimise its impact on the visual appearance of the area. The design as proposed is acceptable.

CONCLUSION

It is concluded that the proposal complies with the relevant policies in the Dundee Local Plan 1998, Finalised Local Plan Review and National Policy. Although a number of objections were received on health grounds and visual appearance, it is considered that they do not carry sufficient weight to justify refusal of the application. Therefore the application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.