

KEY INFORMATION**Ward** Lochee East**Proposal**

Installation of 13.5m slimline
monopole mast 3no 3G
antenna and electrical meter
cabinet

Address

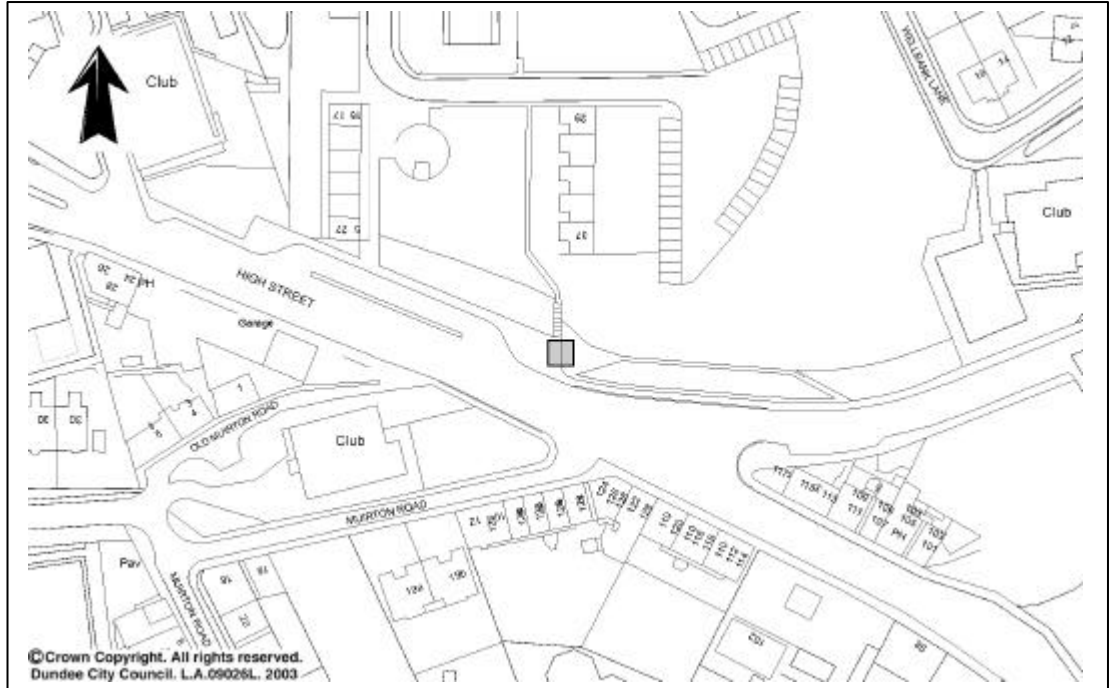
Land to west of Loons Road
and North of High Street
Lochee
Dundee

Applicant

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

Agent

Stappard Howes
122 Dundyan Road
Coatbridge
ML5 1DE

Registered 18 Oct 2004**Case Officer** Eve Jones

Proposed Monopole Mast at Loons Road

The installation of a slimline monopole mast, and electrical meter cabinet is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review 2003. There were no objections. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 13.5 metre high slimline monopole mast with 3 no telecommunications antenna within a GRP shroud and a ground based cabinet. The mast is to be located at a wide part of the footway on the north side of the road, opposite the Lochee Burns club.
- The applicant has submitted supporting information to justify the location of a mast in this area to provide third generation telephone services for the existing Vodafone network. Three alternative sites were considered and rejected. The application also has the required technical certificate.
- It is considered that the proposal complies with Policy BE31 of the Dundee Local Plan 1998 and Policy 78 of the Finalised Dundee Local Plan 2003 which relate to the location of telecommunications equipment.
- No objections have been received to the proposed development. The application is referred to the Development Quality Committee for determination at the request of the local member.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 13.5 metre high monopole to accommodate 3 telecommunications antenna within a GRP shroud and 2 associated ground based equipment cabinets. The mast and antenna shroud will be grey and the cabinets green.

SITE DESCRIPTION

The site lies on a wide area of footpath on the north side of High Street close to its junction with Loons Road, Logie Street and Muirton Road. The wide footpath is at the east side of a parking lay-bye where a footpath links to the housing and shops to the north through a wooded embankment. The busy road junction to the east has tenemental housing with shops on the ground floor to the south of the site and the Lochee Burns Club lies to the south west. The nearest residential properties are the flats to the north which are 15 metres away and the tenements on the corner of Muirton Road which are 20 metres away.

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.

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.

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 planning history.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no objections were received.

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:

- 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. It also has an ICNIRP certificate. The three alternative sites considered were unsuitable for the following reasons:

Land at Lochee Road, opposite Ancrum Road - land earmarked for future development.

Burnside Court Flats- unsuitable as residential property and too high for 3G coverage.

Dundee Law - too high and would not receive required coverage.

No suitable site 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 and the applicant's agent provided information to an individual who made a representation to the consultation and no further response was received. No objections were received to this application.

It is concluded from the foregoing that the proposal complies with Policy BE31. It should be noted that the alternative site at Lochee Road opposite Ancrum Road is no longer identified for new road development but is very open and lacks trees to screen or mask the site.

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. 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. 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 predominantly residential area and is 15 metres from the nearest house.

The proposal is considered to comply.

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

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.

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

Design

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. Therefore the application is recommended for APPROVAL subject to conditions.

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 must be removed and the site

reinstated to the satisfaction of the planning authority within 6 months.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In order to preserve the visual amenity of the area