

**KEY INFORMATION****Ward** Craigiebank**Proposal**

Installation of 12m high  
streetworks type  
telecommunications mast

**Address**

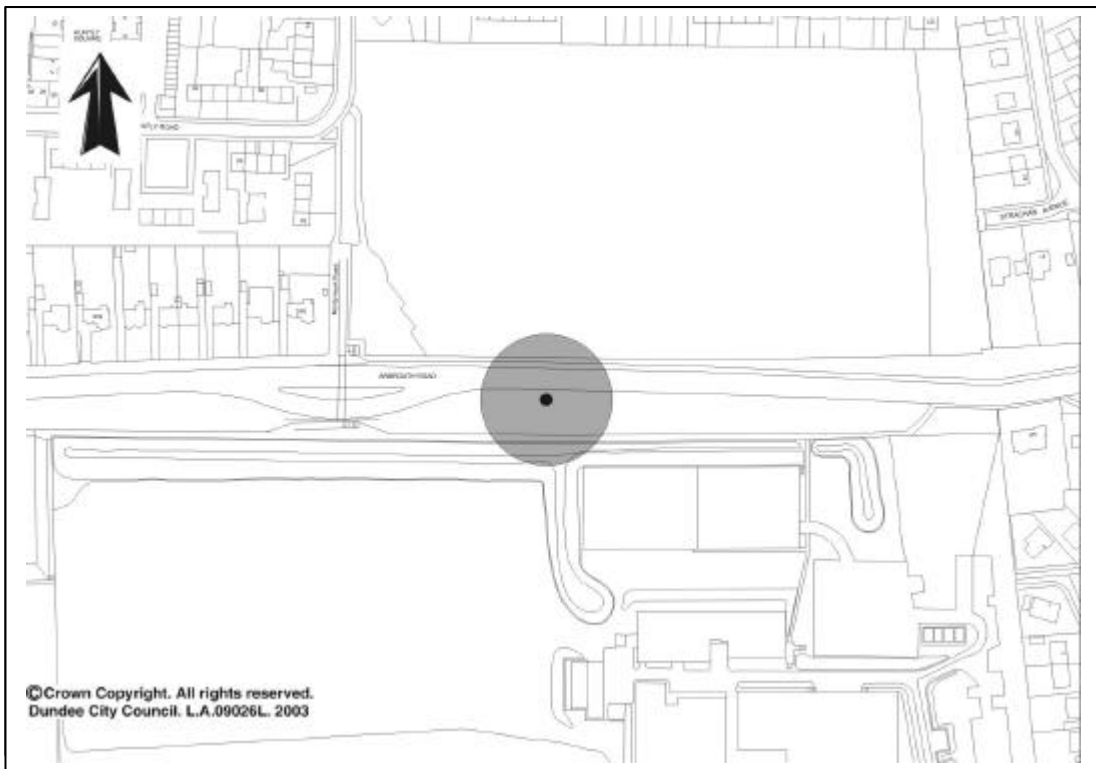
Lay-by South of Arbroath  
Road  
Dundee

**Applicant**

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

**Agent**

Stappard Howes  
122 Dundyan Road  
Coatbridge  
ML5 1DE

**Registered** 29 Mar 2006**Case Officer** Julie Young

## Proposed Telecommunications Mast in Arbroath Road

The installation of a telecommunications mast is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with the policies in the Dundee Local Plan Review 2005 and with National Planning Guidance and Advice. No objections were received and there are no other material considerations that merit refusal of the application. The application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a 12m high streetworks type telecommunications mast with 3 antennae and associated equipment cabinets for Vodafone and is for 3G coverage.
- Policy 78 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application.
- The site is set back from Arbroath Road and adjacent to a public footpath.
- No objections were received to the application from nearby residents, consultees or other bodies.
- The application is referred to Committee at the request of the Ward Councillor.
- The mast is required to improve coverage within the area and the applicant submitted a justification in support of their proposal.
- It is considered that the proposal complies with the development plan policies and national policy and guidance.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 12m high streetworks type telecommunications mast supporting three antennae within a GRP shrouded headframe. The total height of the mast will be 13.4m above ground level and the structure will be grey in colour. One ground-based cabinet and one electrical meter cabinet will be located at ground level adjacent to the foot of the mast, and painted green.

The applicant submitted details of the width of the proposed mast which are as follows:

Base: 244.5mm

First indent: 219.1mm

Second indent (below antennae): 168.3mm.

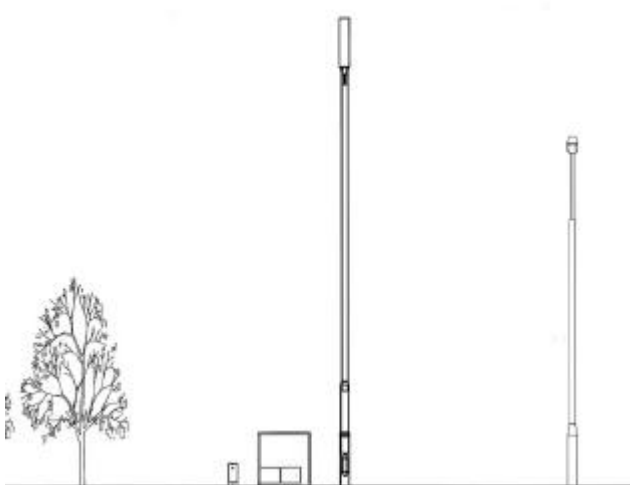
The applicants have submitted a supporting statement with plans to justify the proposed development. They state that the design and siting of the proposed structure will appear congruent with the existing streetscape and it will avoid the creation of any dominant focal point within the predominantly mixed land use locale. Although the structure will protrude above the adjacent street furniture and lighting columns, the height is required to avoid any signal reflection or coverage infringements that may occur as a result of the undulating topography and the existing natural and manmade landscape features of the area. They consider that this visually removed, recreational setting offers the best available location for a sensitive telecommunications development and the structure will not be shareable.

They have considered 7 alternative proposals in the surrounding area as follows:

- 1 Rooftop structure at Dundee College, Gardyne Road - no formal leasing agreement could be arranged with the site provider within the timescale required by Vodafone;
- 2 Share pylon structures - a site sharing process has not yet been implemented for sharing the existing pylon structures and

therefore a leasing agreement cannot be negotiated;

- 3 Ground based mast at Asda store, Milton of Craigie - site provider unwilling to accommodate telecommunications equipment;



- 4 Rooftop structure on fire station tower at Kingsway East - outwith target area for coverage.
- 5 Ground based mast at electricity sub-station, Douglas Rd - outwith target area for coverage.



- 6 Various streetwork proposals - residential nature of area and more adverse visual impact than application site.
- 7 Streetlamp swap out scheme involving the replacement of existing street lighting structures with joint telecommunications and lighting schemes - no details of this proposal have been confirmed with the City Council.

## SITE DESCRIPTION

The application site is located on the south side of Arbroath Road within a

grass verged area. Arbroath Road is one of the main arterial routes into and out of the City and is an Ambassador Route. There is a public footpath immediately adjacent to the site and trees to the south. It is approximately 60m to the east of an existing layby

and is located to the south of a 10m high street lighting column (with a width of 198mm at the base and 114mm on the column) and bus stop. There is an underpass to the west of the site. Craigiebarns Primary School and Craigie High School are located approximately 250m and 300m south west of the site respectively. There are playing fields on the opposite side of Arbroath Road and tennis courts on the south side.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 78: Location of Telecommunications Equipment. In general, operators are encouraged to share existing masts in order to minimise the environmental impact on the City. Policy 78 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".

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

### 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

The following policy statements are of relevance:

"Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus".

Policies 1, 2 and 13 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

The applicant applied for planning permission for a 12m high mast within a layby 70m to the west of the application site (ref: 06/00074/FUL). Objections were received and it was being recommended for refusal. The applicant was asked to consider relocating the mast onto the grass area adjacent to the layby. There were technical difficulties due to the presence of services. The applicant subsequently withdrew the application on 23 February 2006.

## PUBLIC PARTICIPATION

The agent for the proposed operator carried out pre-application consultations in the local area in respect of the previous application 06/00074/FUL which was withdrawn. No further pre-application consultation in relation to this amended proposal

has taken place and the application was the subject of statutory Neighbour Notification. No objections were received to the proposal.

## CONSULTATIONS

No comments were received 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 criteria set out in Policy 78 of the Dundee Local Plan Review 2005 focus on visual amenity matters and in particular promote mast sharing and masts on buildings. Difficulties are increased by the fact that Third Generation coverage is based on much smaller cells involving more masts much closer to each other. The siting of the mast on a grass verge and against a backdrop of 6m high trees means that the mast will appear congruent with the existing landscape features and vegetation.

In terms of the details of Policy 78, the proposal has an operational justification and alternative sites have been considered by the applicants but these have been rejected because the applicant was unable to acquire the site or the sites were less visually acceptable. It therefore complies with Policy 1 of the Council's Non Statutory Policies, which is a material consideration in terms of Policy 78.

Policy 2 contains a general presumption against the siting of free standing masts within or adjacent to sites allocated for residential development in the Local Plan. In this case the nearest houses to the west are approximately 90m away, which is considered a reasonable distance to protect the amenity of residents.

Policy 13 on Ambassador Routes states that subject to the policies of the Dundee Local Plan and these guidelines, ground based masts and structures adjacent to the City's ambassador routes and "gateways" may be acceptable provided these do not adversely impact on proposals for environmental works, are slimline, innovative in their design and not capable of mast sharing. The proposed mast is slimline, is not a shareable structure and efforts have been made to locate it within a less conspicuous area of this ambassador route and it is set against a backdrop of trees.

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:

### Visual Impact

It has been discussed above that the proposed mast is only 12m high to the antennae and is set back approximately 8m from the road. There is a 10m high lamppost to the north of the proposed site and 6m high trees form a backdrop to its visual appearance. It is considered that the visual impact is minimal when all the above factors are taken into consideration.

### NPPG 19 and PAN 62

These documents give good general advice on the siting and design of masts and the Council's own Non Statutory Policies have similar themes. The documents advise that the siting and design of telecommunications development are the key issues to be addressed through the planning system. The proposal blends in with existing street lights and the trees to the south form a backdrop to the visual impact of the streetworks mast.

It is concluded from the foregoing that the material considerations justify the approval of planning permission. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed mast is slimline and will be painted to match existing street lighting columns within the area. It is considered that the proposed structure is the most visually acceptable solution for this location.

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## CONCLUSION

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It is concluded that the proposal complies with relevant policies in the Dundee Local Plan Review 2005 and National Policy. There are no material considerations that would justify refusal of the application in these circumstances.

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## RECOMMENDATION

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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 development hereby permitted ceases to be used for the purpose for which it is designed, it shall within 2 months of the date it ceased to be used be removed from the site and the site shall be reinstated to its state prior to implementation of the proposal or such other state as may be agreed in writing with the Council.
- 3 Before the development is brought into use, the mast and equipment cabinets shall be painted or otherwise treated in a colour approved in writing by the council. Thereafter they shall be maintained as such, unless otherwise agreed in writing by the Council.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that redundant telecommunications installations do not contribute to roadside clutter and to ensure the satisfactory reinstatement of the site
- 3 To ensure the satisfactory visual integration of the development.