

KEY INFORMATION

Ward Coldsid

Proposal

Installation of 3 existing and 4 additional telecommunications antenna on new rooftop, support frames and additional equipment cabinet

Address

Hilltown Court
Hilltown Terrace
Dundee

Applicant

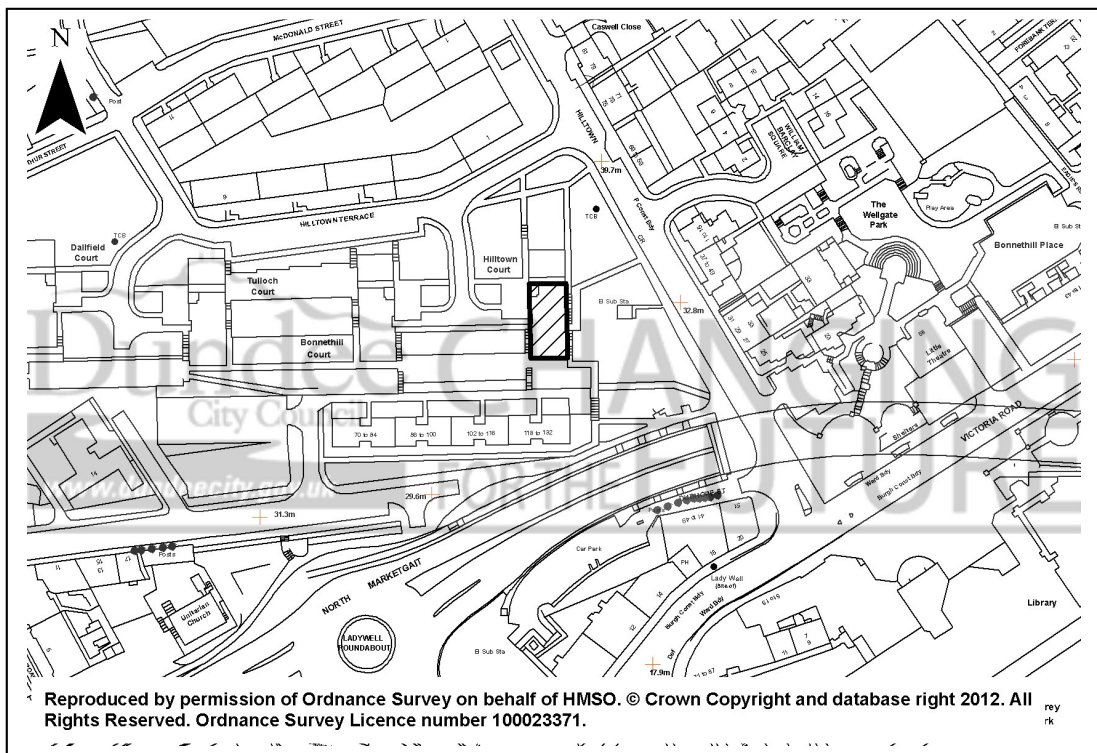
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Agent

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Registered 16 Jan 2012

Case Officer Eve Young



Telecom Antennae at Hilltown Court

The installation of 3 existing and 4 additional telecommunications antenna on new rooftop support frames and additional equipment cabinets is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

RECOMMENDATION

It is concluded that the development complies with the relevant policies in the Dundee Local Plan Review 2005 and with Policy 15 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007. Policy 1 of the Non Statutory Policies requires alternative sites to be assessed, which is not justified in this case. There are no material considerations which would justify refusal of planning permission contrary to the provisions of the Development Plan. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is required for the upgrading of the existing roof top telecommunications equipment for both Orange and T mobile. It comprises the installation of 3 existing and 4 additional telecommunications antenna on new rooftop support frames, relocation of 1 satellite dish and installation of 1 new dish and additional equipment cabinets. The antenna on the frames will be approximately 2.6 metres above the parapet of the building and will have a narrow profile. The cabinets will be unseen as they will be in the centre of the roof.
- Hilltown Court is a 40 metre high multi storey block of flats on the west side of Hilltown, east of Bonnehill Court which is a similar block. The application was notified to 101 residents of the flats and was also advertised in the local press for neighbour notification purposes. No public comment was received.
- Dundee Local Plan 2005. Policy 78: Location of Telecommunications Equipment, Policy 1: Vibrant and Sustainable Communities and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007 are of relevance.
- This is a mast share site where there are no better alternatives to provide the telephone services to customers. Given the height of the blocks and the narrow profile of the antenna and dishes, it is considered that the development will not adversely affect the environmental quality enjoyed by local residents. The proposal is considered to comply with the Dundee Local Plan and with Policy 15 of the relevant Non-Statutory policies. Policy 1 of the Non Statutory Policies requires alternative sites to be assessed which is not justified in this case. There are no material considerations which would justify refusal of planning permission contrary to the provisions of the Development Plan.

DESCRIPTION OF PROPOSAL

Planning permission is required for the upgrading of the existing roof top telecommunications equipment which provides coverage for both Orange and T mobile. It comprises the installation of existing and additional telecommunications antenna on new rooftop support frames and additional equipment cabinets as follows:

- 3 existing antenna will be relocated on to three new free standing support frames which will also accommodate 4 additional new antenna. The frames and antenna will be 2.6 metres above the parapet level of the flats and will be located on the north-west, south-west and south-east corners of the building;
- an existing satellite dish will be relocated with the addition of 1 new dish on one of the above frames; and
- 3 existing cabinets will be on support steelwork fixed to the existing plant room and two existing cabinets will be replaced by 3 new cabinets fixed to the main roof. These will be in the centre of the roof and will not project above the level of the parapet.

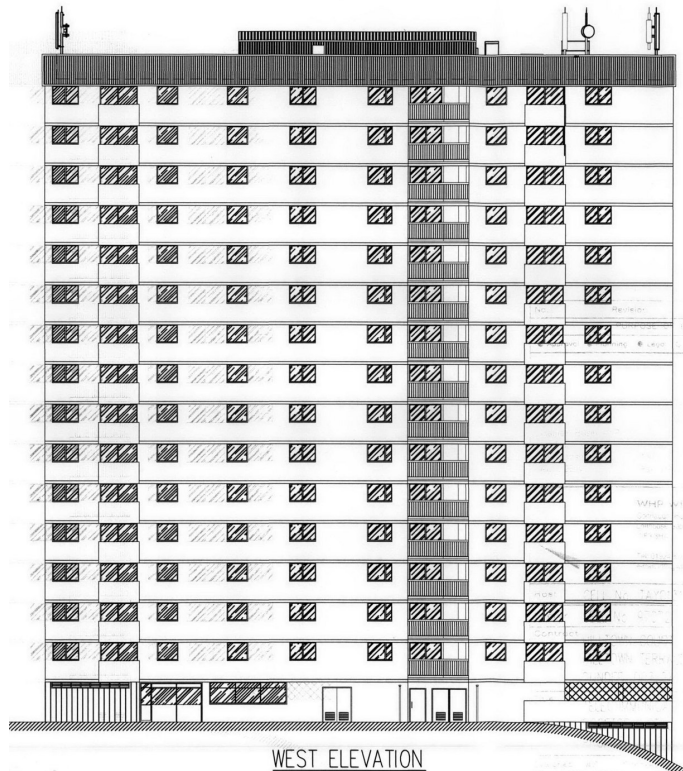
The application is accompanied by the required ICNIRP Certificate and supporting information on Telecommunications Developments and site specific information relating to this site.

The application is reported to the Development Management Committee for determination as the site is owned by the City Council.

SITE DESCRIPTION

Hilltown Court is a multi storey block of flats on the west side of Hilltown, east of Bonneathill Court which is a similar block. The surrounding land to the west, north and east is open amenity ground, parking and road access. There are low rise, four storey flats to the south.

The block is approximately 40 metres high and is only overlooked by Bonneathill Court.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

Dundee Local Plan 2005

The following policies are of relevance:

Policy 78: Location of Telecommunications Equipment.



Policy 1: Vibrant and Sustainable Communities.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Scottish Planning Policy 2010 - PAN 62: Radio Telecommunications.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no relevant site history.

PUBLIC PARTICIPATION

The application was notified to 101 residents of the flats and was also advertised in the local press for neighbour notification purposes. No public comment was received.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) will be determined in accordance with the development plan unless other material considerations indicate otherwise.

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 1: Vibrant and Sustainable Communities - "The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in

accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell."

The proposal is for the relocation of existing telecommunications equipment on to new support structures and the location of additional equipment on the roof of this high multi storey block of flats.

Given the height of the blocks and the narrow profile of the antenna and dishes, it is considered that the development will not adversely affect the environmental quality enjoyed by local residents when considered against any of the tests in the policy. The proposal is considered to comply with Policy 1.

Policy 78: Location of Telecommunications Equipment - "Where appropriate, proposals for telecommunications equipment will be encouraged to mast share. Where the operator can demonstrate to the satisfaction of Dundee City Council that mast share is not a feasible proposition, then alternative solutions in terms of location and design, will be assessed with the objective of minimising the environmental impact on the City.

Dundee City Council's supplementary guidance (as amended August 2003) will be a material consideration in the determination of applications for telecommunications developments. This guidance complies with National Planning Policy Guideline 19 and Planning Advice Note 62."

This is a mast share location where telecommunications equipment has been located for a number of years. The equipment provides coverage for Orange and T Mobile and will provide for an upgrade to 2G and 3g services.

It is considered that the proposal complies with Policy 78(Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005.

Other Material Considerations

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

A - Supplementary Planning Guidance

Non-statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

Policy 1: "there should be an assessment of the operational justification, alternative sites, the options for mast sharing or use of buildings and the environmental impact in relation to statutorily designated protection or other sensitive area as outlined in Local Plan policies."

The applicant's agent has submitted the necessary ICNIRP Certificate with regard to the operation of the mast and a statement of justification in support of the application.

The agent has advised that as this is an upgrade to an existing site, no other new sites have been investigated. The applicant concludes that rather than develop a new stand alone site, the application site is the best for both technical and environmental reasons. This fails to comply with the precise wording in the requirements of Policy 1 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus Nov 2007 in respect of the assessment of alternative sites. However this is clearly the best option for the installation of additional equipment rather than seek to identify a new site in such a location in the Inner City.

Policy 15: Mast Sharing and Design Issues. "The Council will encourage opportunities for mast sharing subject to satisfactory location and design and innovative approaches to mast design will be encouraged."

This is a mast share site and the design is simple and functional. At a height of approximately 40 metres, the design will appear minimal and will form part of the rooftop equipment which is commonly found in such locations. The proposals comply with requirements of Policy 15.

B - National Policy and Guidance

SPP 2010 and PAN 62 require telecommunications equipment to be designed and positioned as sensitively as possible.

It is considered that the preceding observations demonstrate that this

requirement has been met in this particular case.

C - Supporting Information

The applicant submitted site specific supplementary information.

The supporting statement provides a general background to the 2G and 3G operational context and how this relates to the proposed development.

The statement points out that national planning guidance contained within the SPP supports proposals which contribute to economic growth including the expansion of the electronic communications network upon which so many people rely.

It is concluded that the supporting statement does demonstrate that the design of the proposed telecommunications masts and their location are acceptable.

It is concluded from the foregoing that there are no material considerations which would justify refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As noted above, the design is functional and at a height of approximately 40 metres will have minimal impact on the building.

CONCLUSION

It is concluded that the development complies with the relevant policies in the Dundee Local Plan Review 2005 and with Policy 15 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus Nov 2007. Policy 1 of the Non Statutory Policies requires alternative sites to be assessed which is not justified in this case. There are no material considerations which would justify refusal of planning permission contrary to the provisions of the Development Plan.

RECOMMENDATION

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

- 1 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 of the redundancy.

Reason

- 1 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.