

**KEY INFORMATION**

Ward Lochee

**Proposal**

The installation of a shared telecommunications base station comprising of a 15m high street furniture tower incorporating 3 shrouded antennas, 3 equipment cabinets and ancillary developments

**Address**

Footway to the west of  
97 Clepington Road  
Dundee

**Applicant**

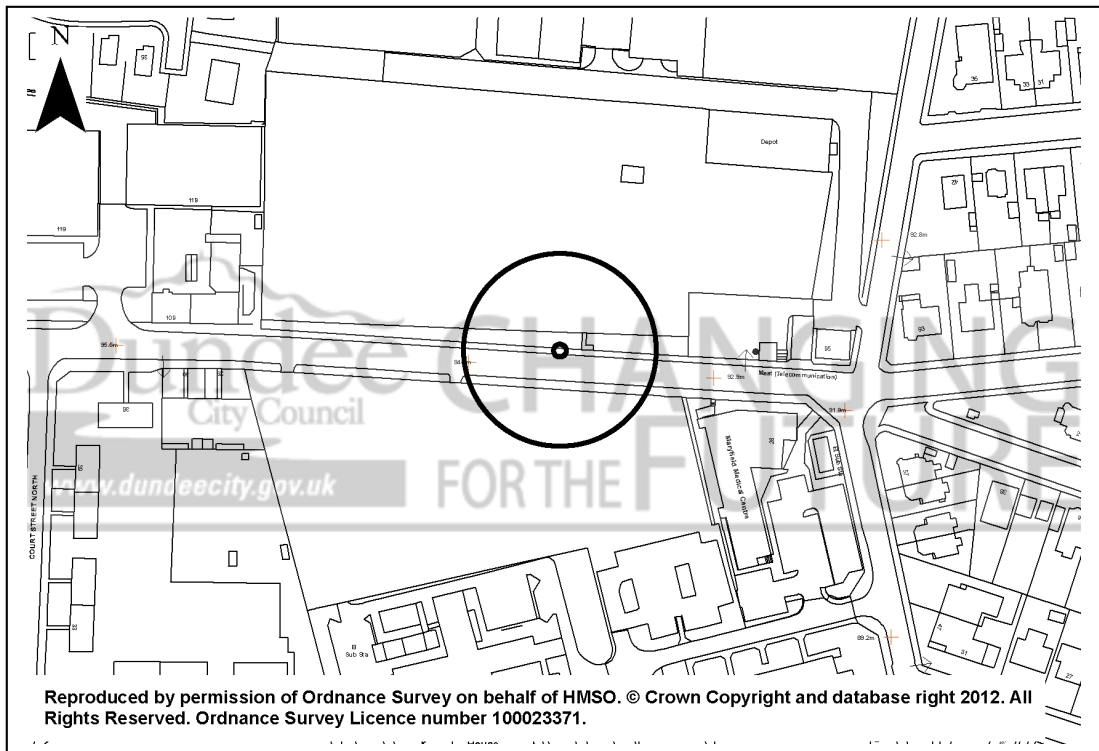
Telefonica UK Ltd  
260 Bath Road  
Slough SL1 4DX

**Agent**

Jodie Kane  
WFS Telecom  
125 Buchanan Street  
Glasgow G11 5AX

Registered 9 May 2012

Case Officer P Frickleton



## Telecom Mast Proposed On Clepington Road

The installation of a shared telecommunications base station comprising of a 15m high street furniture tower incorporating 3 shrouded antennas, 3 equipment cabinets and ancillary development is **RECOMMENDED FOR REFUSAL**. Report by Director of City Development.

**RECOMMENDATION**

The proposed development fails to comply with the relevant policies of the Development Plan. There are no material considerations that would justify approval of this application contrary to the provisions of the Plan. The application is therefore recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the installation of a 15 metre tall telecoms mast supporting Telefonica and Vodafone 3G antenna within a GRP shroud and 3 ground based equipment cabinets. The site lies on the adopted footway to the north of Clepington Road.
- The proposal falls to be considered under Policy 1 (Vibrant and Sustainable Communities) and Policy 78 (Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005 and the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus.
- The Council has followed the statutory neighbour notification procedures stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and the application was advertised in the local press. No representations were received.
- In accordance with the Council's mandatory scheme of delegation this application requires to be reported to the Development Management Committee for determination as the applicant has certified that the site is owned by the Council.

**DESCRIPTION OF PROPOSAL**

This application seeks planning permission for the installation of a shared telecommunications base station comprising a 15 metre high slimline street furniture column, incorporating 3 shrouded antennas, 3 equipment cabinets and ancillary development.

The proposed mast will allow Telefonica to provide additional coverage and capacity to their 3G networks within the local area with future sharing potential for Vodafone; negating the need for 2 separate base station sites. This type of tower is deployed in similar urban/suburban environments throughout the UK and is considered by the applicant to be the most appropriate design solution for this location. The proposed equipment and meter cabinets are required to serve the operators' transmission apparatus. The applicant considers that all equipment has been limited in size to a minimum operational requirement in order to minimise visual impact upon the amenity of the locale.

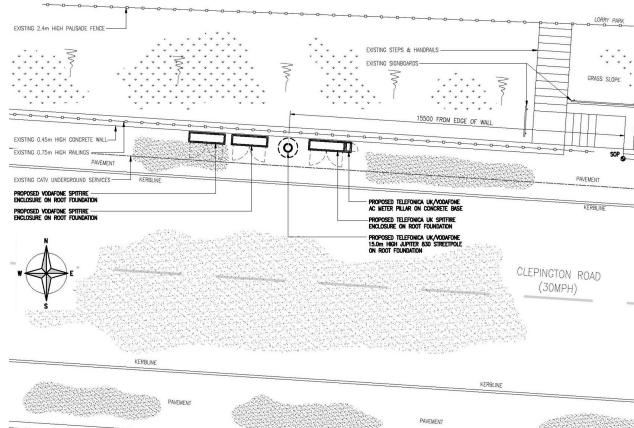
The applicant has submitted supporting information in the form of a planning statement, site specific supplementary information, coverage plots and the required ICNRP certification.

In accordance with the Council's mandatory scheme of delegation this application requires to be reported to the Development Management Committee as the applicant has certified that the site is owned by the City Council.

**SITE DESCRIPTION**

The site lies on the adopted footway to the north of Clepington Road, to the west of Tay Taxis and the junction with Argyle Street and Mains Loan. There is a large residential population surrounding the site, the former James Keillor site which adjoins the application site to the north has planning approval for the erection of 131 dwellings (09/00348/FULL). Directly to the south lies an area of open space/parkland and the Maryfield Medical Centre to the south east.

There is an existing telecommunications mast within the grounds of Tay Taxis, approximately 74 metres to the east of the application site which is to be upgraded to provide 3G coverage for both Vodafone and Everything Everywhere.



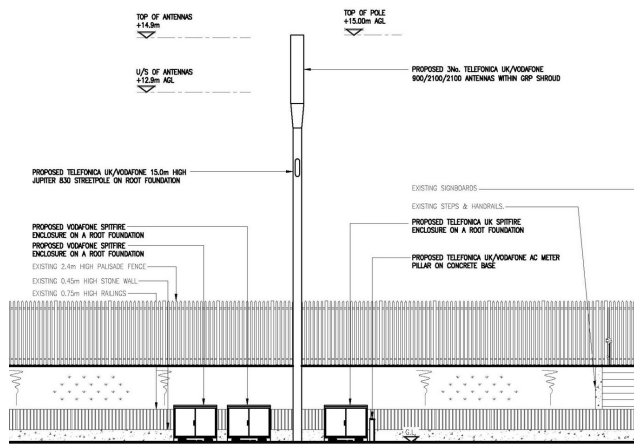
**POLICY BACKGROUND**

**TAYplan Strategic Development Plan 2012-2032**

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

**Dundee Local Plan Review 2005**

The following policies are of relevance:



Policy 1: Vibrant and Sustainable Communities.

Policy 78: Location of Telecommunications Equipment.

**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**

Planning permission (11/00618/FULL) was refused on 16 November 2011 for a 15 metre high slimline lattice telecommunications tower at a site north of Clepington Road within the Tay Taxis property. The application was refused on the grounds of siting and design.

**PUBLIC PARTICIPATION**

The Statutory Neighbour Notification was carried out and the application advertised and no objections have been received.

**CONSULTATIONS**

Given that the application appears to be located on a site that had historic use as a road haulage and a railway station/goods yard the Head of Environmental Protection has requested that, should Committee be minded to approve the application, a condition be added to the consent requesting that the Council be notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by the Council. The scheme shall include a full timetable for proposed remediation measures. Verification

shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified, in the agreed remediation scheme.

## OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance 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 policy requires the development to seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of:

Design - the proposed mast is a 15 metre tall standard street works monopole with a GRP shroud containing 3 antenna for Voadafone and Telfonica UK Ltd. A grey mast colour is proposed as this is considered to contrast least with the backdrop of urban development. The proposed cabinets are standard in form, these will be coloured to a standard Fir Green specification.

Layout - the nearest existing houses are approximately 121 metres away to the east and 104.5 metres away to the south west. However, the boundary of the new housing site lies 6 metres to the north and 15.5 metres to the east. The former James Keillor site which adjoins the application site to the north and east has planning approval for the erection of 131 dwellings (09/00348/FULL). The site is allocated within the Main Issues Report of the Local Development Plan as a housing site with a capacity of 131 dwellings; as it is the intention to take the entire area forward the remainder of the site, as indicated in the planning application, is to be identified as a second phase. The mast is considered to be insensitively located in such close proximity to the housing site to the north. It is

considered that other sites should be considered.

Three separate ground based cabinets are proposed each measuring 1,580mm by 380mm and 1,350mm in height. They will be located at the rear of the footway, two to the west of the proposed mast and one to the east. The layout maintains a safe pedestrian access of 1.6 metres.

In terms of parking and traffic movements; noise or smell; the proposed mast will not affect these issues.

It is considered that the location of the proposed mast would have an adverse impact on the environmental quality enjoyed by future residents of the adjoining housing site and there is no mitigation which will minimise this impact. Accordingly it is considered that the development fails to meet Policy 1 of the Dundee Local Plan Review 2005 for these reasons.



Policy 78: Location of Telecommunications Equipment - the policy encourages operators to mast share. The proposed mast will accommodate antenna from two operators providing 3G network coverage to this area of the city. Where mast share is not a feasible proposition, applications will be assessed with the objective of minimising the environmental impact on the City. As this is a mast share proposal, the environmental impact is not assessed under Policy 78.

This policy also states that the Council's supplementary policies ("Non Statutory 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 of this report headed Other Material Considerations.

It is considered that the applicant's agent has satisfied the relevant requirements of Policy 78 (Location of Telecommunications Equipment) of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal complies with Policy 78 but does not comply with Policy 1 of the Dundee Local Plan Review 2005. It therefore fails to comply with the provisions of the development plan.

### 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 cumulative impact of individual proposals where other telecommunications developments are present nearby.

The application is for a mast share by Telefonica and Vodafone. The supporting statement confirms the proposed mast has been selected as it is considered to be the most appropriate design solution for

this location given the amount of transmission equipment that is required. The proposed equipment and meter cabinets are required to serve the operators' transmission apparatus. The applicants have stated that all equipment has been limited in size to a minimum operational requirement in order to minimise visual impact upon the amenity of the locale.

Prior to the submission of this application, a number of alternative sites were investigated and the application site chosen as the preferred site. The agent has provided an assessment of alternative sites as follows:

#### 1 Tay Taxis, Clepington Road

The operators have previously proposed a 15m high slim line lattice telecommunications tower

and associated cabinets at this site. As confirmed a minimum antenna height of 12.5m to base is required to ensure the effective long term operation of any Telefónica development in this area, with the Cornerstone radio planning team having also suggested that an open head frame was required to allow the antennas to achieve optimum orientation and tilt to maximise coverage potential. However, planning permission was refused on 16 November 2011 due to the Council's concerns in relation to the siting and design of the proposed solution, (Planning Ref: 11/00618/FULL). As a result the area has been resurveyed in the hope of devising a more acceptable solution in the form of the subject street furniture proposal, which although similar in height has resulted in a sacrifice in coverage potential due to the enclosed nature of the antennas within a GRP shroud. However, this has been considered to be a necessary sacrifice to achieve a more simplistic and sympathetic form in an attempt to minimise potential impact upon local amenity.

2 Dundee College, Graham Street

An approach was made to the property's agent at initial site search stages in order to ascertain whether they would be willing to consider development at this former College Campus, which is currently being marketed as a development opportunity. However, the operators' radio planning team have since confirmed that the site would be too far removed from the target area for any solution to address the present coverage requirement and would therefore not fit into the planned network improvements for the general area, which are built around existing base station sites. As such this option must be discounted on operational merit. No response has been forthcoming from the site owner and as such assumptions are made that they do not wish to enter into leasing negotiations.

3 Trustees of Redeemed Christian Church, 13 Graham Street

Regardless of the planning issues associated with the potential use of this Grade "B" listed property, the operators radio planning team have again confirmed that the property would be too far removed from the target coverage area for any development to be able to address the present coverage requirement. On this basis development at this location could not fit into the planned network improvements for the general area, which are built around existing base station sites. As such, similar to the above, this option must be discounted on operational merit.

4 Street Furniture Development Within Corbie Woods Site, off Graham Street

This former industrial area is undergoing redevelopment for residential purposes by Discovery Homes, (Planning Ref: 07/00635/FUL). Despite offering potential to accommodate a new street furniture base station development at a road side location, the 4-storey nature and general bulk of the properties at 107-109 Clepington Road to the south east of this locale would cause significant infringement to signal transmission in a south easterly direction, rendering any mast development below a height of 17.5 - 20m ineffective. As a result of the requirement for a larger structure and with consideration for the fact that any such development within this area would be directly overlooked by a larger number of residential frontages than that of the subject site, resulting in an increased potential impact upon residential amenity, this option has been discounted as being less appropriate than the subject site on both planning and operational merit.

5 Clepington Road Trade Park, Clepington Road

Despite offering potential to accommodate a new base station development, as above, the 4-storey nature and general bulk of the properties at 107-109 Clepington Road to the east of this site would cause significant

infringement to signal transmission in an easterly direction, rendering any mast development below a height of 17.5-20m unfeasible. The agents also consider that the deployment of such a solution to be less appropriate than a smaller structure at the subject site, especially when one considers the potential impact upon the views associated with the Discovery Homes' Corbie Wood development noted above and the frontages of the established tenement dwellings located on the south side of Clepington Road. On this basis the subject proposal has been considered to be more appropriate on planning and operational merit and this option has been discounted accordingly.

6 James Keiller Development Site

This land is presently undergoing redevelopment for future residential use, (as approved under Planning Ref: 09/00348/FUL). Whilst it may be possible to identify a street furniture development option within this locale once the proposed arterial routes that are to service these dwellings have been completed, similar to discounted option No. 4 above, any such development would be directly overlooked by a larger number of residential frontages than that of the subject site, resulting in an increased potential impact upon residential amenity. This option has therefore been discounted as being less appropriate than the subject site on planning merit.

7 Ground Based Mast Within Dundee International Sports Complex, Mains Loan

Whilst Dundee City Council's Estates Department have previously been open to negotiations for base station development upon their land/property portfolio, Local Plan policy does not favour development within public parks, open spaces, recreational areas and areas of designed or historic landscape. Furthermore, the topography of the land south of Clepington Road declines in a southerly direction and therefore

it is likely that a larger mast structure (possibly in the region of 17.5m) would be required to compensate for this, depending upon potential exact locations. Given that an alternative and potentially more viable planning option exists in the form of the subject proposal, this option has been discounted on planning and operational merit. However, the applicants state that they have approached the Council's Property Team for their views on this matter. Despite receiving a holding response no further comments have been forthcoming. Should it be that the Council's Property Team are willing to negotiate the applicant would be happy to investigate this in further detail.

8 Rooftop Development Upon Dundee International Sports Complex Building, Mains Loan

Although the operators are committed to the use of rooftop locations wherever operationally viable, this building measures to an overall height of around 10m and is located at a slightly lower topography than the Clepington Road. In order for a rooftop development to achieve effective signal transmission antennas would have to be located at a height reflective of that proposed in the subject development. As a result a support structure in the region of 7m would be required. Even if this were to be structurally achievable this would undoubtedly create an alien looking feature in proximity of and overlooked by the properties to the east of Mains Loan and the designated Maryfield Conservation Area. On this basis, this option has been considered to be less appropriate on build, planning and operational merit. However, as noted above, the agents have approached the Council's Property Team for their views on potential development within this sports complex. Should it be that they are willing to negotiate and that Planning consider that the potential use of this building would offer a more appropriate planning option than that currently proposed, the agents

would be happy to investigate this in further detail.

9 OPCS Site (Cell Ref: TAY0131) Tay Taxis, Clepington Road

This existing monopole was originally designed as a single operator solution and has recently been the subject of redevelopment discussions; the result of which has been the use of Permitted Development Rights in order to accommodate the operators (including Vodafone) that are due to be decommissioned from the existing base station to the north. However, whilst Telefónica/Vodafone and Orange/3/T-Mobile have formed their respective partnerships for the sharing of infrastructure under the Cornerstone and Everything Everywhere agreements, inter-partnership developments must still maintain a 1m vertical or horizontal separation between antennas to avoid signal interference. As a result Vodafone can only be accommodated at a mean height of 10.8m on this 15m high tower, which will offer limited coverage potential to an extremely localised area; an issue that will only be made worse once the residential development at the James Keiller site is implemented. Whilst Vodafone's planned network for the wider area is such that it can accept this level of coverage as a short term solution, Telefónica's is such that it cannot with the latter having already confirmed a minimum bottom of antenna height requirement of 12.5m to address their network requirements in this locale. As a result the coverage offered by Telefónica antennas installed at a parallel level to Vodafone would render the development unfeasible. It is also worth noting that the proposed Vodafone antenna orientated along 310° is likely to be rendered ineffective in the longer term by the aforementioned residential development, decreasing the feasibility of the site. Negotiations for the potential sharing of Orange/Everything Everywhere infrastructure have also failed and as such this site is

unlikely to be made available to both Telefónica and Vodafone. The applicants have confirmed that Vodafone are also experiencing difficulties in seeking rights to deploy antennas at this site.

10 Scania Yard, Maryfield Goods Depot, 95 Clepington Road

This land forms part of the James Keiller redevelopment for future residential use, (as approved under Planning Ref: 09/00348/FUL), and has been discounted for reasons similar to discounted options No 6 above.

11 Vodafone, "3" and OPCS site (Cell Refs: 44253, DD0018 and TAY0075) Orchard Street.

The operators on this existing mast have been served with a "Notice to Quit" by the landowner who plans to redevelop all surrounding land for residential use. As such this structure will be removed. This will mean that each of the operators being displaced will have to find replacement solutions for their coverage requirements in this locale, part of which is to be achieved by the redevelopment of the existing Orange base station noted in discounted option No. 9 above.

12 Former Maryfield Goods Depot, Mains Loan

This land forms part of the James Keiller redevelopment for future residential use, (as approved under Planning Ref: 09/00348/FUL), and has been discounted for reasons similar to discounted options No 6 and 10 above.

13 Street Furniture Development Along Clepington Road

Although there are a number of locations further west and east of the subject site that could potentially accommodate a new street furniture development, possibly of a similar size and scale to that proposed, neither have been considered to be as appropriate as the subject site when assessed against the relevant operational and planning criteria. In this regard, any development close to the western boundary of the Dundee

International Sports Complex property would bring any development within a closer proximity of a larger number of residential properties whilst also facing significant signal infringement in a westerly direction due to the size and scale of the 4-storey tenement flats at 28 and 109 Clepington Road. This would therefore be less feasible from an operational perspective and have a greater potential impact upon residential amenity. Further to the above, any potential development closer to Mains Loan would result in an increased potential impact upon the amenity of the Maryfield Conservation Area and the residential properties within it. As a result of the above, the subject solution was considered to strike a more acceptable balance.

14 Street Furniture Development Within The Predominantly Residential North Western Sections of The Search Area

Although the majority of pavements within this established residential area are of sufficient width to accommodate a new street furniture development without any infringement upon pedestrian safety, the presence of semi-detached residential development upon both sides of the road networks would mean that any street furniture development would be directly overlooked by a larger number of residential frontages than the subject site, resulting in an increased potential impact upon residential amenity. This option has therefore been discounted as being less appropriate than the subject site on planning merit.

15 Any Development East of Mains Loan

Regardless of the planning issues associated with the potential development of a new base station within the Maryfield Conservation Area, the Cornerstone radio planning team have again confirmed that this option would be too far removed from the target coverage area for any development to be able to address the present coverage requirement. On this basis

development at this location could not fit into the planned network improvements for the general area, which is built around existing base station sites. As such, similar to the above, this option must primarily be discounted on operational merit whilst also appearing to have greater implications from a planning perspective.

16 Street Furniture Development Within Residential Area West of Court Street North

Although the majority of pavements within this established residential area are of sufficient width to accommodate a new street furniture development without any infringement upon pedestrian safety, the presence of 3-storey tenement development upon both sides of the road networks would mean that any street furniture development would be directly overlooked by a larger number of residential frontages than the subject site, resulting in an increased potential impact upon residential amenity. Furthermore, the scale of the aforementioned properties when taken with the fact that the topography of the area declines in a southerly direction away from Clepington Road would require the deployment of a mast in the region of 20m in height to provide any degree of coverage to the target area. Even then the removed location would leave coverage gaps remaining within the north eastern sections of the cell. This option has therefore been discounted as being less appropriate than the subject solution on planning and operational merit.

17 Any Development North of Mains Drive

Similar to the above the pavements along Mains Drive appear to be of sufficient width to accommodate a new street furniture development without any infringement upon pedestrian safety. However, the presence of a variety of dwelling types on both sides of this road would mean that any street furniture development would be directly overlooked by a larger number of residential frontages than the

subject site, resulting in an increased potential impact upon residential amenity. Furthermore, the topography of the area declines in a northerly direction dropping significantly beyond Mains Drive towards the Kingsway. The deployment of a mast in the region of 17.5- 20m in height would therefore be required to provide any degree of coverage to the target area. Even then, depending upon exact locations, the removed nature of the area when taken with the aforementioned land fall may mean that this would not be enough to compensate for the rising topography and urban clutter to the south. This option has therefore been discounted as being less appropriate than the subject solution on both planning and operational merit.

18 Any Development Beyond the North Western Boundary of the Designated Search Area

Regardless of the planning issues associated with the potential development of a new base station within this established residential area the Cornerstone radio planning team have again confirmed that this option would be too far removed from the target coverage area for any development to be able to address the present coverage requirement. On this basis development at this location could not fit into the planned network improvements for the general area, which is built around existing base station sites. As such, similar to the above, this option must primarily be discounted on operational merit whilst also appearing to have greater implications from a planning perspective.

19 Any Development Beyond the North Eastern Boundary of The Designated Search Area

Similar to the above, regardless of the potential planning implications of development within this residential area and proximity of the Maryfield Conservation, the Cornerstone radio planning team have again confirmed that this option would be too far removed from the target coverage area for any development to be able to address

the present coverage requirement. As such, this option must also be primarily discounted on operational merit whilst also appearing to have greater implications form a planning perspective.

20 Tayside Health Board Property, Mains Loan

Occupying a significant plot of land on the southern peripheries of the search area both a rooftop and ground based development solution at this site was considered at survey stage. However, the buildings within this property are both low-rise and pitched roof in nature which would pose structural and operational issues. Furthermore, the land is set at a significantly lower topography than the majority of the target coverage area to the north and therefore any rooftop or ground based solution would be completely unfeasible if antennas could not achieve a similar height to those of the subject proposal. Even if such a development were to be structurally viable/considered to be acceptable form a planning perspective, the removed location when taken with the aforementioned land fall would mean that this would still leave coverage gaps remaining in the north of the target area. This option has therefore been discounted by the Cornerstone radio planning team as being unable to address the present coverage requirement.

21 Any Development North of the Designated Search Area/Along the Kingsway

Regardless of the operational issues posed by the low topography of the area when compared with the majority of the target coverage area and existing urban clutter to the south, the Cornerstone radio planning team have again confirmed that this option would be too far removed from the target coverage area to be able to address the present coverage requirement. As such, this option must also be discounted on operational merit.

22 Any Development Beyond the Western Boundary of The Designated Search Area

Regardless of the planning issues associated with the deployment of infrastructure within this densely residential area and the operational limitations posed by 4-storey tenement buildings, the Cornerstone radio planning team have confirmed that development within this area would be too far removed from the target coverage area to address the present coverage requirement. On this basis development at this location could not fit into the planned network improvements for the general area, which are being built around existing base station sites. As such, this option must be discounted on operational merit.

23 Development at Maryfield Medical Centre, Mains Loan

This property was given consideration for both a rooftop and ground based development solution. However, the low-rise and pitched roof nature of this modern medical facility would pose structural and operational issues due to the requirement for a support structure in the region of 7m to ensure that the antennas would reach a height similar to that of the subject proposal. Even if this were to be structurally achievable this would undoubtedly create an alien looking feature in proximity of and overlooked by the properties to the east of Mains Loan and the designated Maryfield Conservation Area to the east. Whilst a new ground based mast structure similar in size and scale to the subject proposal could potentially be deployed, this too was considered to have a greater degree of potential impact upon the aforementioned amenity. On this basis, this option has been considered to be less appropriate on build, planning and operational merit. However, the agents have approached the NHS's Property Team for their views on potential development within this site. Whilst no response has been forthcoming, should it be that they are willing to negotiate and that Planning consider that the potential use of

this property to offer a more appropriate planning option than that currently proposed, the agents would be happy to investigate this in further detail.

The agent considers that all options have been assessed and this site should be sufficient to over ride the policy findings and any other material considerations. While the applicant has submitted reasoning why some alternative sites are not suitable for the proposed development it is considered from the assessment of the proposals against the requirements of Policy 1 of the adopted Local Plan above that the applicant has failed, in the Council's opinion, to justify the location of the proposed 15 metre high telecommunications mast on the application site.

This is clearly a difficult location within which to site telecommunications equipment but the Council are not convinced that a mast share of the existing Tay Taxis telecommunications base is not a feasible option, accepting that the level of coverage would not be ideal.

It is considered that the proposals therefore fail to satisfy the requirements of Policy 1 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

Policy 2: Residential Areas. This Policy states that there will be a general presumption against the siting of free standing masts within or immediately adjacent to existing residential areas. However, exceptions to the general presumption may be made where the proposal is considered to be sensitively located and designed and where the operator has demonstrated that the proposal is the most appropriate from other options investigated.

As considered under Policy 1 of the Dundee Local Plan Review 2005, the mast is considered to be insensitively located in such close proximity to the housing site to the north and east. Consequently the proposed telecommunications installation would adversely impact the level of environmental

quality afforded to neighbouring residential properties. The proposed mast is not considered to be sensitively sited. The proposals therefore fail to satisfy the requirements of Policy 2 of the Council's Non Statutory Planning Policies in relation to Telecommunications and other Apparatus November 2007.

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

The proposals seek planning permission for mast sharing apparatus on the application site. However, given the Council's concerns, as detailed above, relating to the siting of the proposed mast in relation to the housing site to the north and east, the application site is not considered appropriate for the proposed telecommunications mast.

The proposals therefore fail to satisfy the requirements of Policy 15 of the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

The proposed development does not comply with the relevant policies contained within the Council's Non Statutory Planning Policies in Relation to Telecommunications and Other Apparatus November 2007.

## **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 not been met in this particular case.

The proposals therefore fail to adhere to the guidance contained within the Scottish Planning Policy 2010 and PAN 62.

## **C- Supporting Information**

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.

Coverage plots have been submitted as part of this application in order to demonstrate that within the vicinity of the application site there is an operational requirement for a telecommunications installation involving the erection of 3G antennas to provide effective network coverage for Telefonica 3G and Vodafone. Mobile phone use is a fact of modern life and 3G coverage requires masts to be located between 500m and 1,000m apart. Where they can be located closer to busy road with taller street furniture, larger buildings or can be partly screened by trees, they can be less obtrusive. However, in this location, a mast 15 metres high will be very obtrusive for the reasons given earlier in this report.

## **D - Dundee Local Development Plan Main Issues Report September 2011**

The site is allocated within the Main Issues Report as a housing site with a capacity of 131 dwellings; as it is the intention to take the entire area forward the remainder of the site, as indicated in the planning application, is to be identified as a second phase. The mast is therefore considered to be insensitively located in such close proximity to the housing site.

It is concluded from the foregoing that the material considerations weigh against the proposed development. It is therefore recommended that planning permission be refused in accordance with the Development Plan.

## **Design**

As noted, the mast has a slimline appearance with the antenna contained within a GRP shroud. The mast will be coloured grey to reflect the existing street lighting columns within the area.

## **CONCLUSION**

The importance of mobile telephone services to the economic and social life of the community is recognised, and the difficulties of locating telecommunications masts in suburban areas are a recurring feature of recent planning applications. The need to upgrade the services to provide 3G coverage for modern mobile phones adds increased difficulties as masts must be between 500m and 1,000m apart.

The proposed mast will be 15 metres tall and contain antenna for 2 operators which will provide a 3G service to the local area. Alternative sites were investigated but this was considered by the applicants to be the best solution, given the location and distance from target search area of some of the surrounding sites. The application site lies in close proximity to a housing site, as approved under planning application 09/00348/FUL. The development fails to comply with Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005, Policies 1, 2 (Residential Areas) and 15 (Mast Sharing and Design Issues) of the Council's own Non-Statutory Policies and the National Planning Guidance in SPP 2010 and PAN 62.

## **RECOMMENDATION**

It is recommended that consent be REFUSED for the following reasons:

### **Reasons**

- 1 The proposed development is contrary to Policy 1 - "Vibrant and Sustainable Communities" of the Dundee Local Plan Review 2005 due to the unacceptable adverse environmental impact on the area by reason of the siting of the structure. There are no material considerations that would justify a departure to the provisions of the development plan in this instance.
- 2 The proposed development is contrary to Policy 1 of Dundee City Council's adopted Non-statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus as the applicant has failed to provide sufficient justification for the proposed development and has failed to investigate all alternative options in order to minimise the impact of the proposals.
- 3 The proposed development is contrary to Policy 2 - "Residential Areas" of Dundee City Council's adopted Non Statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus as there is a general presumption against the siting of free standing masts in residential areas and the proposal is not considered to be



an exception to that policy as it is not sensitively located.

- 4 The proposed development is contrary to Policy 15 - "Mast Sharing and Design Issues" of Dundee City Council's adopted Non Statutory Planning Policies in Relation to Telecommunications Masts and Other Apparatus as the location of the shared mast is considered to be insensitively located in such close proximity to the housing site to the north and east.