

# Supplementary Agenda

## Planning Committee

**Date:** Wednesday, 10 October 2018

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**Time:** 10.00

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**Venue:** Council Chambers,  
Clydebank Town Hall, Dumbarton Road, Clydebank

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**Contact:** Craig Stewart, Committee Officer  
Tel: 01389 737251, [craig.stewart@west-dunbarton.gov.uk](mailto:craig.stewart@west-dunbarton.gov.uk)

Dear Member

### **Item to Follow**

I refer to the agenda for the above meeting of the **Planning Committee** which was issued on 27 September 2018 and now enclose a copy of the undernoted item which was not available for issue at that time.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Undernote:-

### **Item to Follow**

6 (c) /

- 6(c) DC18/162 – Removal of existing 15m telecommunications monopole mast, installation of replacement 17.58m monopole mast, 2 in number 0.6m diameter dishes and ancillary equipment cabinet at Argyll Road, Clydebank by MBNL on behalf of EE Limited and HG3 Limited.

**33 - 38**

Distribution:-

Councillor Jim Finn (Chair)  
Bailie Denis Agnew  
Councillor Jim Brown  
Councillor Gail Casey  
Councillor Karen Conaghan  
Councillor Diane Docherty (Vice Chair)  
Councillor Douglas McAllister  
Councillor Marie McNair  
Councillor John Mooney  
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 4 October 2018

## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead – Regulatory

Planning Committee: 10 October 2018

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**DC18/162: Removal of existing 15m telecommunications monopole mast, installation of replacement 17.58m monopole mast, 2no 0.6m diameter dishes and ancillary equipment cabinet at Argyll Road, Clydebank by MBNL on behalf of EE Limited and HG3 Limited**

#### 1. REASON FOR REPORT

- 1.1 This application relates to a proposal which raises issues of local significance and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### 2. RECOMMENDATION

- 2.1 **Grant** full planning permission subject to the conditions set out in Section 9 of this report.

#### 3. DEVELOPMENT DETAILS

- 3.1 The application site is currently an existing telecommunications base station comprising a 15 metre high mast and three associated ground based equipment cabinets which obtained planning permission in 2002. The base station is sited on the Council's adopted public footpath to the east side of Argyll Road, Clydebank adjacent to the south bound lane. At this section of Argyll Road, the ground is on a rising south to north slope. At the opposite side of Argyll Road to the west is Asda supermarket car park and to the east there is a grass, tree lined embankment sloping down towards the car park associated with Clyde Retail Park.
- 3.2 Planning permission is sought to remove the existing 15 m high mast which is 0.2m diameter and replace this with the erection of a taller 17.5m high mast measuring between 0.36m and 0.56m in diameter. The replacement mast would be sited 12 metres south of the existing mast to achieve improved network coverage. Two 0.6 metre ancillary dishes would be installed on the mast. Both the mast and dishes would be finished in a grey colour. The three existing ground based equipment cabinets would stay in situ and an additional cabinet would be fixed on top of the central cabinet which would increase its height to 1.58 metres in line with the other two.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposal however indicate a Road Opening Permit would be required for the excavation of the footway required to install the mast.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal.

#### **5. REPRESENTATIONS**

- 5.1** None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1** Policy DC4 indicates that proposals for the installation of telecommunications equipment will be assessed against criteria which include appropriate siting, design, landscaping and screening and integration into its surroundings. This policy also encourages site sharing by operators. As discussed in Section 7 below it is considered that the re-siting of the mast within the area of an existing and established base station and within a commercial area is appropriate. There are similar vertical structures in the immediate area including lighting columns and tall totem signage. The site is in an area with varying ground levels and together with the mature trees provides a backdrop that will ensure the mast is not a prominent feature in the streetscape or skyline. The proposal involves coverage for more than one telecoms operator. The proposal is therefore considered to be in compliance with Policy DC4.

#### **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

##### West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** Policy SD3 states that development to improve communications infrastructure will be supported where it avoids adverse impact, including cumulative impact on streetscape and residential amenity, the green network and built heritage. In this instance the proposal is for a replacement mast within the area of an established and existing telecommunications base station within a commercial

area. As noted in paragraph 6.1 above, there are similar vertical structures in the immediate area and the varying ground levels and mature trees provide a backdrop that will ensure the mast is not a prominent feature in the streetscape or skyline. There is no impact on residential amenity or built heritage in the case of this application. The proposal is therefore considered to be in compliance with Policy SD3.

**7.3** West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

On 19<sup>th</sup> September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.

- 7.4** Policy CON5 supports proposals for advancements in digital technology provided there is no adverse impact on amenity, the streetscape, green network or built heritage. As noted in paragraphs 6.1 and 7.2 above, there are similar vertical structures in the area and it is not considered that the mast will be a prominent feature. There is no impact on residential amenity or built heritage in the case of this application. The proposal is therefore considered to be in compliance with Policy CON5.

**7.5** Scottish Planning Policy (SPP)

The SPP Part 8 `Communications Infrastructure` is national planning guidance and with regards to telecommunications, states that the overall aim is to allow for the growth of new and existing telecommunications networks. When considering proposals the following should be considered:-

- Installation of smallest suitable equipment
- Concealing and disguising masts, antennas, equipment housing using design and camouflage techniques
- Mast or Site sharing
- Installation on buildings and existing structures
- Installation of ground based masts

It is considered that the proposal complies with the considerations of the SPP and this is discussed further below.

Siting and Appearance

- 7.6** The proposed replacement mast would be located in close proximity to the existing mast location. The three equipment cabinets would remain in situ and a new cabinet fixed to the existing central cabinet resulting in an increase to its height. In terms of the visual impact of the mast; it would be of slightly wider diameter than the existing and 2.5 metres taller. There are other similar vertical structures in the area including lighting columns of varying heights (street lighting (10m) and neighbouring car park floodlighting 20m) and retail park signage so it would not look out of character. There is also a backdrop of trees on the grassed embankment to the east of the site that will provide a backdrop and screening for the mast. The change in site levels in the area will assist with reducing the impact of the height of the mast on the skyline together with the trees. The proposed mast would serve two operators

thereby reducing the number of base stations required. This approach is encouraged by Scottish Planning Policy.

#### Availability of Alternative Sites

- 7.7** The applicant has indicated that no consideration was given in this case to alternative sites as this is an existing base station. Whilst the new mast is proposed to be located just outwith (12 metres south of the existing mast) what would be technically classed as the confines of the existing base station, it is considered to be acceptable in terms of siting and appearance and would remain well connected with the existing equipment cabinets. There is also a locational need for the proposal to be sited at this location. The Clyde Shopping Centre and nearby Clyde Retail Park are busy areas of Clydebank with high footfall. Argyll Road is a main transport link through the town centre. The increased demand for mobile phone coverage includes portable electronic devices such as tablets and laptops which all use the mobile network. The increase in demand for this puts pressure on the network so the redevelopment of the mast is required to ensure operators can provide this.

### **8. CONCLUSION**

- 8.1** The proposal would provide enhanced and improved coverage of mobile telephones and other electronic devices in a busy commercial and retail area of Clydebank. It is considered that the design and siting of the mast and associated telecommunications equipment is acceptable and is supported in terms of the policies of the adopted local plan and proposed local development plan.

### **9. CONDITIONS**

- 1. Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted to and approved in writing by the Planning Authority, and the development shall thereafter be implemented as approved.**
- 2. The proposed mast and associated equipment cabinets shall be removed when these are no longer operational, and the site shall then be reinstated to its former condition.**
- 3. The existing mast shall be removed and the ground reinstated within 2 week of mast hereby permitted becoming operational.**

**Peter Hessett  
Strategic Lead - Regulatory**

**Date: 27 September 2018**

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**Person to Contact:** Pamela Clifford, Planning, Building Standards and Environmental Health Manager  
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0141 951 7938

**Appendix:** None

**Background Papers:**

1. Application forms and plans
2. Consultation Responses
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire Local Development Plan Proposed Plan
5. West Dunbartonshire Local Development Plan Proposed Plan2
6. Scottish Planning Policy

**Wards affected:** Ward 5 (Clydebank Central)

DC18/162

Removal of existing 15m  
monopole, installation of  
17.58m monopole and 2no  
0.6m diameter dishes and  
2600 RFC cabinet

Telecommunications Mast  
Argyll Road  
Clydebank

