

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 3 April 2013

DC13/045: Proposed Installation of a 15 Metre High Monopole Telecom Mast and Ancillary Equipment Cabinets and Removal of Existing 12.5 Metre High Monopole Mast at Land Adjacent to Great Western Road, Clydebank by Vodafone Ltd.

1. REASON FOR REPORT

- 1.1** The proposed development is located on land owned by the Council, 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

3. DEVELOPMENT DETAILS

- 3.1** The application site is located in the corner of an area of landscaping, situated immediately behind the public footway on the south side of the Great Western Road dual carriageway. The site is adjacent to a large car dealership, and a secure car storage yard extends behind the site. The landscaping is part of a large area of grass and trees which screens the dual carriageway from housing to the south. The nearest houses are approximately 50m away on the opposite side of the dual carriageway. The site currently contains an existing 12.5m high telecommunications monopole mast and two small equipment cabinets. Two further telecommunications monopoles are located about 150m to the west, on the opposite side of the car dealership
- 3.2** Permission is sought to replace the existing 12.5 metre high monopole mast with a new monopole mast 15m in height. Both of the existing equipment cabinets would remain, and two new cabinets would be added. The applicant has indicated that the replacement of the mast is required in order to provide improved 3G mobile phone coverage within the area and to allow for the introduction of 4G technology. As with the existing mast, the new mast would be shared by two operators (Vodafone and O2). An ICNIRP Certificate has been submitted with the application which indicates that the mast will operate within the radiation levels specified by the Government which is consistent with Scottish Planning Policy.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Estates Services and BAA Safeguarding all have no objection to the proposed development.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

6.1 West Dunbartonshire Local Plan 2010

The application site is located on the edge of a landscaped area which is designated as Open Space. Policy R1 presumes against any development which has an adverse impact upon the use, character or amenity of open space area. In this case the proposal would replace the existing equipment which itself has a minimal impact on the open space, and therefore the proposal would have no adverse impact. The proposal is therefore consistent with policy R1.

- 6.2** Policy DC4 indicates that proposals for telecommunications equipment will be assessed against criteria including appropriate siting, design, landscaping, screening, integration of the equipment with its surroundings. The policy also encourages site sharing. As discussed in Section 7 below it is considered that the siting of the mast is appropriate, and it involves site sharing as recommended by the above policy. The proposal is therefore considered to be in compliance with Policy DC4.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Siting and appearance

- 7.1** PAN62 Radio Telecommunications provides advice on siting and design and encourages equipment to be designed and positioned as sensitively as possible. The mast would be of a simple monopole type which is relatively unobtrusive, and its scale and appearance would not be unduly prominent within the street scene. The mast would be within an area where there are numerous lampposts of a similar height, and the existing trees nearby would also reduce its visual impact. It is adjacent to a car dealership with various signs and flags, and is not immediately adjacent to housing. Although there are two similar masts on the opposite side of the car dealership, they are some distance away and the number of masts does not give rise to visual clutter. The mast and equipment cabinets do not impact upon the footpath, and there are no technical objections. The proposal is therefore considered to be in accordance with the siting and design requirements of PAN62 and local plan policy DC4.
- 7.2** The application is to replace an existing mast with a new mast of greater height but otherwise very similar appearance. Although two further small equipment cabinets would be added, the visual impact of these would be

minimal, and overall the development would not be significantly different in appearance from the existing equipment on the site.

8. CONCLUSION

- 8.1** The proposal would replace an existing telecommunications mast with a new mast which would be slightly taller but otherwise of very similar appearance, within an area which is considered to be a suitable location for such masts. The overall impact of the development would therefore be acceptable.

9. CONDITIONS

- 01. 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.**
- 02. The proposed mast and associated equipment cabinets shall be removed when these are no longer operational, and the site shall then be restored to its former condition.**

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and Economic Development
Date: 18 March 2013

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Appendix: None.

Background Papers:

1. Planning application and plans
2. Consultation responses
3. West Dunbartonshire Local Plan 2010
4. PAN62 Radio Telecommunications
5. Scottish Planning Policy

Wards affected: Ward 5 (Clydebank Central)