

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 3 April 2013

DC13/044 Proposed Installation of a 15 Metre High Monopole Telecom Mast and Ancillary Equipment Cabinets and Removal of Existing 15 Metre High Monopole Mast at Livingstone Street, 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 on the rear edge of the public footway on the south side of Livingstone Street. The site borders an area of grass landscaping containing a small number of trees and shrubs, which separates Livingstone Street from the Forth and Clyde Canal. Beyond the landscaping to the west is the car park for the Lidl foodstore, with the Clyde Retail Park and its parking areas being on the opposite (north) side of Livingstone Street. The nearest houses are about 100m to the east. The site currently contains a 15m high telecommunications monopole mast and two small equipment cabinet. A second unrelated telecommunications monopole is located about 12m distance to the west.
- 3.2** Permission is sought to replace the existing 15 metre high monopole mast with a new monopole mast of the same height. One of the existing equipment cabinets would remain, and the other would be replaced by two new cabinets. 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 , BAA Safeguarding, West of Scotland Archaeology Service and Historic Scotland 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 within an area designated as a Commercial Centre. The site specific policy RET2A relates to retail and commercial leisure development and is not directly relevant to this proposal. However, the area is characterised by large modern retail units and is a busy commercial area where it is desirable that there should be effective telecommunications coverage, so it is considered that the provision of telecommunications equipment is an appropriate use within this area.

- 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 a commercial area where there are numerous lampposts of a similar height, and the existing trees nearby would also reduce its visual impact. Whilst there is another existing monopole mast of a similar height and style located about 12 metres to the west of the application site it is not considered that this proximity causes any significant visual clutter. An adequate width of footpath would remain 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.
- 7.1** The application is to replace an existing mast with a new mast of the same height and of very similar appearance. Although a further small equipment cabinet would be added, the visual impact of this 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 of very similar appearance, within an area which is considered to be a suitable location for such masts. The overall impact of the development on the area is 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. PAN 62 Radio Telecommunications
5. Scottish Planning Policy

Wards affected: Ward 6 (Clydebank Waterfront)