

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 7 August 2012**

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**DC12/142      Proposed Installation of a 15 Metre High Monopole Telecommunication Mast and Two Ancillary Equipment Cabinets at Park Road, Clydebank by Vodafone Limited**

#### **1. REASON FOR REPORT**

- 1.1** The proposal is located on land owned by the Council, 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 conditions set out in Section 9.

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application site is part of the footway on the south side of Park Road, Dalmuir. At this point Park Road has a railway cutting to the north and vacant railway land and another railway line to the south. There is a vacant meeting hall and a railway station car park a short distance to the west. Both sides of the road are enclosed by palisade fencing. The street has a footway only along its southern side, and the application site is at a point where the footway widens slightly to follow an historic property boundary.
- 3.2** Permission is sought for a 15 metre high monopole telecommunications mast and the installation two ancillary equipment cabinets and a meter pillar adjacent to the mast, which would be sited at the back of the footway in the short section where it is broadest. The applicant has indicated that there is a gap in the 3G mobile phone coverage within this area and that a new mast is required to ensure that coverage is maintained. The mast would be shared by both the Vodafone and O2 companies. An ICNIRP certificate has been submitted with the application which indicates that the mast will operate well within the radiation levels specified by the Government which is consistent with Scottish Planning Policy.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service and West Dunbartonshire Council Estates Section have no objections to the proposed development.
- 4.2** BAA Safeguarding have no objection to the proposed development.

4.3 Network Rail have not responded at the time of writing this report.

## 5. REPRESENTATIONS

5.1 None.

## 6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

### 6.1 West Dunbartonshire Local Plan 2010

The vacant railway land adjacent to the site is identified as a Redevelopment Opportunities with potential for industrial or residential use. Policy GD2 states that the Council will seek to encourage the redevelopment of such sites for suitable new uses. The siting of a telecommunications mast adjacent to the site may limit its potential for residential development as it would make it difficult for properties to front the street at that particular point, however it is unlikely that the mast would impact upon industrial use. The land in question has recently been surfaced in hardcore by Network Rail and is used as an access point onto the railway and as an area where works vehicles and materials can be stored, so it seems unlikely that the site will be available for development in the near future. Reflecting this, the recently published Main Issues Report suggests that the site no longer be identified as a development opportunity and instead be identified as existing industrial use. In view of the relatively isolated and industrial location it seems improbable that it would be developed for housing.

6.2 Policy DC4 indicates that proposals for telecommunications equipment will be assessed against appropriate siting, design, landscaping, screening and to integrate the equipment with its surroundings. It also encourages site sharing and to assess its impact upon the natural and built heritage of the area in terms of visual amenity and landscape character. As discussed in Section 6 below it is considered that the siting of the mast is appropriate, and it involves site sharing as recommended. It is therefore considered to be in compliance with policy DC4.

## 7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

### Siting and Appearance

7.1 PAN 62 Radio Telecommunications provides advice on siting and design and encourages equipment to be designed and positioned as sensitively as possible. The mast would be located within a short section of Park Road which occupies a narrow finger of land between two railway lines, and the small amount of developable land adjacent to the street is occupied by vacant railway and commercial property and a station car park. The area contains prominent palisade security fencing and railway electrification gantries, and there is a very large Network Rail radio mast adjacent to Singer Road on the opposite side of one of the lines, as well as normal street light columns. Relative to these structures the proposed monopole mast would not appear out of place and its impact upon the appearance of the area would be minimal.

- 7.2** The applicant has provided information regarding a study of suitable alternative sites within the area. This particular site was identified as a preferred location after a study of 7 possible sites. Many of the sites were discounted because they were immediately within residential properties or were prominent locations where a mast might have appeared out of place. Other sites were either outwith the range of the coverage area or would not provide adequate signal coverage due to topography or interference from buildings. At this point of Park Road the footway is wide enough to accommodate the proposed mast whilst leaving an adequate footway for pedestrians, wheelchair users and prams.

## **8. CONCLUSION**

- 8.1** The telecommunications mast is required to provide 3G coverage for the local area, and the proposal would be shared by two operators to minimise the number of masts required. The mast would be of appropriate appearance for the location proposed and would not prejudice the redevelopment of adjacent sites. The site is well separated from nearby houses and there would be no impact upon the amenity of any property.

## **9. CONDITIONS**

- 01.** The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
- 02.** Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
- 03.** The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.
- 04.** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
- 05.** The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a)** A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b)** A Notice of Completion of Development as soon as Practicable once the development has been completed.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date:20 July 2012**

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**Appendix:** None

**Background Papers:**

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010
3. Consultation responses
4. PAN 62 Radio Telecommunications
5. Scottish Planning Policy
6. Main Issues Report

**Wards affected:** Ward 6 (Clydebank Waterfront)