

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 1 February 2006

APPLICATION NUMBER: DC05-361

PROPOSAL: Erection of 14.7 metre high telecommunications monopole supporting 3 shrouded antennas, installation of equipment housing and ancillary development.

SITE: Great Western Road
Clydebank.

APPLICANT: T-Mobile (UK) Ltd

AGENT: Daly International
Dalziel House
Lark Way
Strathclyde Business Park
ML4 3RB

WARD: 5

DATE REGISTERED: 23/12/05

PUBLICITY: FORMDROPDOWN

Category	Published	Expiry	Publication
Neighbour Notification	12/01/06	26/01/06	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The site is the inner edge of the public footway on the south side of the Great Western Road. It is to the south east of the Drumry Roundabout and approximately 30 metres to the north west of the Q8 petrol filling station. Great Western Road at this point is a dual carriageway. There are residential properties in the surrounding area, however they are separated from the Great Western Road by amenity/landscaped areas. At the rear of the site is an embankment that partially screens the site from the residential properties. The nearest residential properties to the south west of the site are approximately 75 metres away.

B. DEVELOPMENT DETAILS

A 12.7 metre high telecommunications monopole would be erected together with two equipment cabinets measuring 0.6 x 0.5 x 1.2 metres and 0.9 x 0.8 x 1.24 metres respectively. The monopole would support three shrouded antennas and this would result in the overall height of the installation being 14.7 metres. The equipment cabinets would be coloured green and the monopole and shroud coloured grey. The application is accompanied by an ICNIRP certificate confirming the equipment meets public exposure guidelines.

C. DEVELOPMENT PLAN POLICIES

The site is identified in the Clydebank Local Plan adopted in September 2004. The application is to be assessed against the development plan together with Government Guidance.

Government Guidance

National Planning Policy Guideline 19 on Radio Telecommunications indicates that planning applications must be accompanied by supporting material which presents the proposal in its full context and emphasises that development must be undertaken in a manner that keeps the environmental impact to a minimum. The aim is that telecommunications equipment should become an accepted and unobtrusive feature of urban and rural areas. Sensitive siting and design in both urban and rural areas can reduce visual intrusion and play a part in allaying public concerns.

Planning Advice Note 62 on the siting and design of radio telecommunications indicates that the fundamental principle in siting and designing equipment is to minimise the contrast between the equipment and its surrounding.

Local Plan Policies

The site backs onto an area that is identified for the retention of open space (Policy R1). Policy DC4 relates specifically to telecommunications developments and proposals will be assessed against specific locational need, appropriate siting/screening, environmental and visual impact and other Local Plan Policies.

D. CONSULTATIONS

HATS: Roads Services

The scheme accords with highway requirements previously requested in an earlier proposal for the site.

Airport Authority:

Awaiting response.

E. REPRESENTATIONS

One letter of objection has been received from South Drumry Tenants and Residents Association and their grounds of objection relate to the proximity of the proposal to a toddlers play park, loss of amenities and health concerns.

F. ASSESSMENT

Local Plan Policy

The proposal is required to be assessed against the Development Plan and other material considerations. Policy DC4 requires applications to be assessed against criteria including: specific locational need; appropriate siting, design, landscaping and screening; environmental and visual impact; effect on natural and built heritage.

The applicants have indicated that the installation is to provide third generation (3G) coverage and to fill a gap in their existing coverage. They have indicated that other sites in the vicinity were considered however they were discounted by them because the landowners were not willing to allow their land to be utilised. The sites discounted included World of Golf, Goals, Boulevard Self Drive, Edrington Group site and residential flats owned by Glasgow Housing Association.

Government Guidance

The Scottish Executive policy for radio telecommunications seeks to ensure that the infrastructure can be developed in a way which continues to provide Scotland with world class telecommunications services, while at the same time minimising the environmental impact of new or replacement equipment. The Executive indicates that where applicants demonstrate that they have given proper regard to siting and design issues, including the consideration of options, and have minimised any environmental effects, it is unlikely that refusal would be sustainable.

Urban Design and Visual Impact

The proposed monopole is a “streetworks” installation. The Great Western Road at this location is a wide road carriageway and has a general open visual appearance. There are engineered structures in the surrounding area in the form of high lampstandards. The proposed monopole would be similar in character and appearance to the existing street furniture and would therefore be seen in this context. The equipment cabinets are similar in appearance to electricity and telephone junction boxes and in themselves will have a limited visual impact. The generally spacious nature of the site and the nearby lampstandards would result in the proposal not being visually prominent. It is considered that the proposal accords with the approach to telecommunications advocated in NPPG 19 and PAN 62 and complies with Policy DC4.

Representations

The objection received from the Tenants and Residents association is predominantly based on potential health concerns. NPPG 19 states that all applications for planning consent for antennas must be accompanied by a declaration that the equipment and installation are designed to be in compliance with the International Commission on Non-Ionising Radiation Protection guidelines for public exposure to radio frequency radiation. An ICNIRP declaration has accompanied this application. NPPG 19 indicates that emissions of radio frequency radiation are controlled and regulated under appropriate legislation by the Department of Trade and Industry and the Radiocommunications Agency and it is not necessary for planning authorities to treat frequency emissions as a material planning consideration.

The design and siting of the mast will mean that the proposal will be read visually in conjunction with the existing street furniture. The site also is given additional screening from the houses and amenity space by the existing embankment. As such the proposal will result in minimal impact on the amenity of the area.

G. CONCLUSION AND RECOMMENDATION

The assessment of the proposal against the relevant local plan policies concludes that the proposal is compliant with the provisions of the development plan and is in accordance with NPPG 19 and PAN 62. **It is recommended that planning permission is granted subject to the following conditions.**

H. CONDITIONS

1. **The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
2. **Prior to the commencement of the development hereby approved details of the finish/colour to be applied to the equipment shall be submitted for the further written approval of the Director of Development and Environmental Services**



Dan Henderson,
Director of Development and Environmental Services
Date: 19/01/06

BACKGROUND PAPERS:

1. Copy of application received 23/12/05.
2. Copy of letter of objection from South Drumry TRA received 17/01/06.

**Person to Contact: Jameson Bridgwater, Section Head, Development
Management, Development & Environmental
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