

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 3 April 2013

DC13/046: Proposed Installation of a 15 Metre High Monopole Telecom Mast and Ancillary Equipment Cabinets and Removal of Existing 14.8 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 on the verge between the public footway and the northern (eastbound) carriageway of the Great Western Road dual carriageway, immediately adjacent to the boundary with the City of Glasgow. Immediately to the north are the all weather pitches of the Goals Soccer Centre, while to the east beyond a landscaping belt of trees are some modern houses within Glasgow. On the opposite (south western) side of the dual carriageway are the high flats at Kirkoswald Drive. The verge is grassed and contains various lampposts, trees and road signs, and the site itself currently contains a 14.8m high telecommunications monopole mast and one equipment cabinet.
- 3.2** Permission is sought to replace the existing 14.8m high monopole mast with a new 15m high monopole mast, located about 1m to the west of the existing position. The existing equipment cabinet would remain, and a second new cabinet 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 within the road boundary and is not subject to any site specific policy designation in the local plan. The neighbouring land to the north of the road is designated as Green Belt, whilst the high flats on the opposite side of the dual carriageway are within an Existing Residential Area. The housing to the east is within an area designated as Residential and Supporting Uses under Glasgow City Council's local plan. It is not considered that the replacement telecommunications mast would conflict with any of these neighbouring land use policies.

- 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 the verge of a major road where there are numerous large trees and lampposts which would reduce the visual impact of the mast. It would have no impact on the footpath or road, 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 a slightly higher 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 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. PAN62 Radio Telecommunications
5. Scottish Planning Policy

Wards affected: Ward 4 (Kilpatrick)