

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 November 2011

DC11/205: Erection of a 15 Metre High Telecommunications Monopole Mast and Ancillary Equipment Cabinet on an area of Pavement by Dumbarton Road, to the South of Dalnottar Pumping Station, Old Kilpatrick by 02/Vodafone

1.0 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.

2.0 DEVELOPMENT DETAILS

- 2.1** This application relates to the erection of a 15 metre high monopole telecommunications mast and the installation of an ancillary equipment cabinet adjacent to the mast. It is identified that there is a gap within this area for 3G coverage requiring a new mast to ensure that coverage is maintained. The mast is to accommodate both the applicants Vodafone and 02 and therefore would be utilised for site sharing. An ICNIRP Certificate has been submitted with the application which indicates that the mast will operate well within the required Government levels. A previous application for a monopole mast of the same height and sited in the same location was refused by the Planning Committee on 7 June 2011(DC11/070).
- 2.2** The application site is at the edge of the public footway on the side of the West Bound Carriageway of Dumbarton Road, Old Kilpatrick. It is bordered by residential areas to the north, east and to the south of the site. To the north of the site is the Scottish Water Dalnottar Pumping Station. The area is characterised by rows of lampstandards along Dumbarton Road which reach about 10 metres in height and rows of mature trees along Dumbarton Road which reach a height of approximately 8 metres. It is also noted that a large electricity pylon is located across the carriageway on open land adjacent to the pumping station and this structure dominates the skyline of this part of Old Kilpatrick.
- 2.3** There have been previous applications for telecommunications masts in this particular area of Old Kilpatrick. Planning consent was approved for a 15 metre monopole mast in February 2009(DC09/003) within the Scottish Water Dalnottar Pumping Station. A subsequent revised application was then submitted for 02/Vodafone which was approved in

July 2010 however these permissions have not been implemented as the applicant has failed to agree terms with the land owner. As a result the applicant has advised that they require to seek an alternative site within that the immediate area.

3.0 CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Services and BAA Aerodrome Safeguarding have no objections to this proposal.

4.0 REPRESENTATIONS

- 4.1** Three letters of representation have been received in relation to the application. The points of objection raised are summarised as follows:

- Concern regarding the potential health impact of the mast upon local residents, due to the proximity of a school, play park and residential properties.
- The mast would be detrimental to the visual amenity of the area.
- The applicant should consider site sharing/utilising existing masts
- The proposal is contrary to Policy DC4 of the Local Plan
- The proposal would cause congestion on Dumbarton Road
- The mast would cause an obstruction to pedestrians on the pavement

5.0 ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is within an existing residential area and Policy H5 requires the character and amenity of existing residential areas to be safeguarded and where possible enhanced. 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. The mast would be in keeping with the nearby lamp standards which are established structures in this locality. There are also mature trees bordering the site and these trees will provide an element of screening for the development. The applicant has indicated that the mast will be used by two operators and meets the criteria for site sharing. The proposal would cause no adverse impact to the area as it would be located on the pavement and there would be no significant impact upon the character or amenity of the area. Telecom masts are recognised pieces of equipment found within urban areas. It is therefore considered to be in compliance with policies H5 and DC4.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATION

Siting and Appearance

6.1 The proposed mast and associated equipment would be set back from the main road and would be located to the rear of the pavement adjacent to an area of open space. 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 of a simple monopole type which is relatively unobtrusive, and would be relatively insignificant in scale and appearance when compared with the electricity pylons nearby. The siting and design of the mast is in an area where there are numerous lampposts of a similar height and design and against a background of mature trees and is therefore compatible with PAN 62 Radio Telecommunications. At this particular point of Dumbarton Road there is adequate footway for pedestrians, wheelchair users and prams to be able to pass by without inconvenience. It would not require any pedestrians to deviate from their route or cause an obstacle in terms of crossing the road due to its location. The mast would therefore not be considered to cause any inconvenience to pedestrians. The mast would be of acceptable appearance and would not be unduly prominent and would not detract from the amenity of the adjacent houses.

6.2 The applicant has provided additional information as part of this application regarding a study of suitable alternative sites within the area. This site has been identified as one of the preferred locations together with the Dalnottar Pumping station site. A total of 19 alternative sites and other options have been investigated by the applicant and they have provided a copy of a map identifying 19 separate sites within the extremities of the cell coverage area. Many of the sites were discounted because they were immediately within residential areas offering little or no screening and regarded as particularly sensitive sites. Other sites are either outwith the range of the coverage area or would not prove functional in terms of topography or interference from buildings which would limit the functionality of the mast.

Issues raised by Objectors

6.3 Concerns about health have been raised, in particular in relation to the nearby residential properties and to a school and play park. The Scottish Planning Policy on telecommunications (approved February 2010) advises that the planning system should not be used to secure objectives that are more properly achieved under other legislation. Emissions of radiofrequency radiation are controlled and regulated under other legislation and it is not necessary for planning authorities to treat radiofrequency radiation as a material consideration. To demonstrate to a Planning Authority that the known health effects have been properly addressed, all mobile telecommunication applications are required to include a certificate confirming that the levels of exposure will be within the standards set by the International

Commission on Non-Ionizing Radiation Protection (ICNIRP). These standards are considered appropriate by the Government in this and many other countries and the applicant has submitted the required certification. With regard to the siting of the mast near to a school, it is noted that the nearest school is Clydemuir Primary which is in excess of 260 metres away from the site.

- 6.4** In terms of the visual appearance of the mast, it is located within an area which already has large electricity pylons immediately adjacent to the site and it would be compatible with the pattern of existing lamp standards along Dumbarton Road. The mast will be shared by two operators which reduces the requirement for a further mast.

7. CONCLUSION

- 7.1** The telecommunications mast is required to provide 3G coverage for the local area. The proposal would itself include sharing with another operator, as advocated by local and national planning policies. The mast would not be unduly prominent and would be compatible with the street furniture of this urban area. The relationship with nearby houses is considered acceptable.

8. RECOMMENDATION

- 8.1** **Grant** planning permission subject to conditions set out in Section 9 below.

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 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: 18 October 2011

Person to Contact: Pamela Clifford, Planning and Building Standards
Manager Housing, Environmental and Economic
Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

1. Planning application and plans.
2. Consultation responses.
3. Letters of representation
4. West Dunbartonshire Local Plan 2010.
5. Scottish Planning Policy
6. Planning application no:DC11/070

Wards affected: Clydebank Waterfront