

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 5 June 2013**

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**DC13/099      Replacement of existing 20m high telecoms mast and 6no. antennas with new 20m high telecoms mast with 6no. antennas, 2no. 0.3 metre diameter dishes and 2no. equipment cabinets on land 85metres South East Of Bellsmyre Avenue, Stirling Road, Dumbarton by Vodafone Limited.**

#### **1.      REASON FOR REPORT**

- 1.1**      The application site is located on land owned by the Council, and under the terms of the approved Scheme of Delegation it requires to be determined by the Planning Committee.

#### **2.      RECOMMENDATION**

- 2.1**      **Grant** planning permission subject to conditions in section 9.

#### **3.      DEVELOPMENT DETAILS**

- 3.1**      The application site is located at the edge of the public footway on the south side of Stirling Road, Dumbarton, close to the junction with Bellsmyre Avenue. It is bordered by an area of open space to the south and west, beyond which is the A82. To the north and east the site is also bordered by areas of open space with the residential area of Bellsmyre beyond. The nearest residential property is over 60 metres away. Stirling Road has street lighting columns situated along the edge of the footpath, and the application site is also immediately bordered by mature evergreen trees which reach a height of approximately 13 metres.
- 3.2**      Permission is sought to replace the existing 20 metre high monopole mast with a new monopole mast of the same height. Two new 0.3 metre diameter dishes would be added to the pole, and the existing equipment cabinet would be joined by two further 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 Service has no objection to the proposal.

#### **5. REPRESENTATIONS**

- 5.1 None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1 The application site is within an area designated as Retention of Open Space and policy R1 states that there will be a presumption against development that adversely affects the use, character or amenity of areas of functional open space. As the mast and equipment cabinets would be located on the public footway it is considered that they would not affect the use or amenity of the adjacent open space.
- 6.2 Policy DC4 indicates that proposals for telecommunications equipment will be assessed against criteria including appropriate siting, design, landscaping, screening, and 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 an area where there are numerous lampposts, and the existing trees nearby would also reduce its visual impact. Two additional small dishes are proposed and the two additional equipment cabinets would not be unduly large and all would not be visually prominent. 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.

#### **8. CONCLUSION**

- 8.1 The proposal would replace an existing telecommunications mast with a new mast of very similar appearance, within an area that 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 for the further written approval of the Planning Authority and thereafter implemented as approved.**
- 02. The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.**

### **Informatives**

- 01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.**
- 02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to 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: 16 May 2013**

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**Appendix:** None.

**Background Papers:**

1. Planning application and plans.
2. Consultation responses.
3. West Dunbartonshire Local Plan 2010
4. Scottish Planning Policy
5. PAN 62 Radio Telecommunications

**Wards affected:** Ward 2 (Leven)