

West Dunbartonshire Council

**Report by the Director of Housing, Regeneration and
Environmental Services**

Planning Committee: 4 October 2006

PLANNING APPLICATION REPORT

APPLICATION NUMBER: DC06-246

PROPOSAL: Erection of 14.7m high telecommunications monopole and installation of two equipment cabinets.

SITE: Dumbarton Road
Old Kilpatrick

APPLICANT: T-Mobile (UK) Ltd

AGENT: Daly International

WARD: 11

DATE REGISTERED: 31/07/06

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	10/08/06	24/08/06	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The site is on the public footway on the southern side of Dumbarton Road, Old Kilpatrick, in close proximity to the junction with Freeland's Place. Adjacent to the site is a bus shelter, with open ground and trees to the south, beyond which is the Forth and Clyde Canal. On the opposite side of the road there is a further area of open ground with residential properties beyond. The closest residential property to the site is over 50 metres away. There are also a number of electricity pylons in the vicinity of the site.

B. DEVELOPMENT DETAILS

A 14.7 metre high telecommunications monopole is proposed to be erected together with two equipment cabinets. One cabinet is to be 0.6m wide, 0.5m deep and 1.2m high and the other is to be 1.3m wide, 0.71m deep and 1.24m high. The cabinets and monopole are proposed to be coloured grey.

C. DEVELOPMENT PLAN POLICIES

Policy DC4 of the Clydebank Local Plan relates specifically to telecommunications developments. Proposals for the installation of telecommunications equipment will be assessed against specific locational need, appropriate siting/screening, environmental and visual impact and other Local Plan Policies.

The Scottish Executive Development Department has also issued policy documents which are material considerations for telecommunications developments.

National Planning Policy Guideline 19 on Radio Telecommunications indicates that planning applications must be accompanied by supporting material which represents 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 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 minimize the contrast between the equipment and its surroundings.

D. CONSULTATIONS

British Airports Authority No objections

E. REPRESENTATIONS

There have been two letters of objection submitted from nearby residents. Their grounds of objection relate primarily to perceived health risks associated with the mast, the visual impact of the proposal at this location, proximity to open ground, access to maintain the mast and equipment, impact on local house prices, potential for vandalism and that there is no need for a mast on this site.

F. ASSESSMENT

Land Use Policy

The proposal is required to be assessed against the Development Plan and other material considerations. Policy DC4 relates specifically to telecommunications proposals and requires applications to be assessed against criteria including: specific locational need; appropriate siting, design, landscaping and screening; environmental and visual impact as well as the effect on the 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 as they did not give adequate coverage. In addition landowners were unwilling to allow their land to be utilised, or the sites did not allow for an appropriate installation. The sites discounted included Old Kilpatrick Bowling Club, Recreation Ground, Dalnottar Cemetery, Auchentoshan Distillery, Western Isles Road, The Glen Lusset and a site on Great Western Road.

The proposed monopole is a “streetworks” installation, which will be 5.7 metres taller than neighbouring streetlamps but considerably lower than the nearby 40 metre high electricity pylons. The equipment cabinets are similar in appearance to electricity or telephone junction boxes. The proposed monopole would be seen in the context of the existing lamp standards, mature trees and the electricity pylons. The electricity pylons are visually dominant at this location. It is considered that the proposal would not be visually prominent at this location and would comply with Policy DC4.

Other Material Considerations-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 equipment. The Executive indicates that where applicants demonstrate that they have given proper regard to siting and design issues, including the consideration of other options, and have minimised any environmental effects, it is unlikely that refusal would be warranted. It is considered that the proposal accords with the approach to telecommunications development advocated in NPPG19 and PAN62.

Other Material Considerations-Representations

One objection to the proposal relates to 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 is designed to be in compliance with the ICNIRP guidelines for public exposure to radio frequency radiation. An ICNIRP declaration has accompanied this application. NPPG19 indicates that emissions of radio frequency radiation are controlled and regulated under separate legislation by the Department of Trade and Industry and the Communications Agency and it is not necessary for planning authorities to treat frequency emissions as a material planning consideration.

Further objections raised relate to the visual impact of the proposal at this location, proximity to open ground, access to maintain the mast and equipment, impact on local house prices, potential for vandalism and that there is no locational need for a mast on this site. These aspects have already been considered above, however any impact on house prices is not a material consideration and the mast and cabinets are unlikely to result in vandalism. The matter of the possible disruption to traffic on Dumbarton Road has been assessed and the construction period occurs over a short period of time. Future inspection and maintenance occurs at infrequent intervals and as a consequence traffic disruption will be minimal. In two recent appeal decisions for telecommunications masts at Livingstone Street and Great Western Road, Clydebank the Scottish Executive Reporter considered that the implications for highway safety is negligible at each site. Appropriate traffic management measures may be put in place should this be required and this would have to be agreed separately with Roads Services. Although the site is adjacent to open ground, it is considered that the amenity of the area will not be unduly harmed by the siting of this telecommunications monopole and equipment cabinets.

G. CONCLUSION AND RECOMMENDATION

The assessment of the proposal against the relevant local plan policies concludes that the proposal is not contrary to the provisions of the development plan. It is also compliant with government guidance and advice contained in NPPG19 and PAN62. **It is therefore 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.

David McMillan
Director of Housing, Regeneration and Environmental Services
Date: 13 September 2006

Wards affected: 11

Appendix: None

Background Papers: (a) Application forms, certificates and plans;
(b) Two letters of objection from concerned residents;
(c) Consultation response from BAA.

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