

Full Planning Application 04/03892/FUL
at
Torphin Road
(Warklaw Hill)
Edinburgh
EH13 0PF

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/03892/FUL, submitted by Vodafone Ltd.. The application is for: **Addition of 3 no antenna to existing telecommunications mast**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is located to the east of Easter Kinleith above Torphin Quarry to the south of Currie. There is an existing 45 metre high lattice telecommunications mast with associated equipment at the base of the mast and further antenna and transmission dishes located on the equipment.

Site history

March 2002 planning consent was granted for a telecoms platform to accommodate 20 dishes (0.6m), the installation of a single dish (0.6m) on the existing tower and associated equipment cabinet and compound extension.

Description of the Proposal

It is proposed to attach two support poles to an existing frame which contains a number of transmission dishes. The support frames will facilitate the addition of three antenna.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are: -

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee need to consider:

a) Whether the proposed development will have a detrimental impact upon the Green Belt location; and

b) Whether neighbouring residential amenities are safeguarded.

a) The site is a recognised telecommunications site and the proposed development as a result is acceptable, in principle. It will not result in an unacceptable intensification of an existing non-conforming use within the Green Belt.

The proposed antenna although increasing the height of the existing equipment at the base of the mast will result in an installation that is subservient to the existing mast and will cause no more visual damage to the environment than the mast currently creates, whilst also resulting in site sharing.

Currie Community Council queried the need for this installation noting that there are less visually obvious positions in the vicinity. The agent has however advised that masts within the vicinity are operating at capacity and upgrading these installations to meet the technical requirements of the applicant would not improve the current service. If the current mast is not upgraded the agent has advised that a new mast within Currie would be required. The current proposal is more compliant with current Scottish Executive guidance and the Council's development plan policies and non-statutory guidelines than a new mast.

b) The site is around 500m from the nearest residential property and is only a minor addition to the existing installation. The amenity of properties in the vicinity has been safeguarded.

The applicant has submitted an ICNIRP declaration which states that the proposals are in compliance with the requirements of the radio frequency public exposure guidelines on the International Commission on non-ionising Radiation Protection. This meets the current government requirements and satisfactorily addresses the issues of potential or perceived health risk, and the particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

The Planning Committee, on 9th August 2001, instructed, that the Scottish Executive be required to ensure that appropriate measures are taken to advise the public of which statutory body was responsible for public health issues arising from the new regulations.

To conclude, the proposal is acceptable as a minor addition to an existing telecommunications site.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application, subject to the conditions relating to the removal of the equipment when it becomes obsolete.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	02 - Baberton
Local Plan	Currie Balerno Local Plan
Statutory Development Plan Provision	Green Belt
Date registered	20 October 2004
Drawing numbers/ Scheme	1 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on (0131) 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Pentland Hills Regional Park Authority

No comment

Representations

The application was advertised on 5 November 2004.

One letter of comment has been received from the Currie Community Council advising that whilst aware of the benefits of telecommunications they wish to express their concern about additional antenna in this location. They note that the mast is in a particularly prominent site and that there are less visually obvious positions.

The Currie Community Council also invite the applicant to locate the equipment off the ridge of the hill.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The proposal lies within a Green Belt land use designation in the Currie Balerno Local Plan area where a number of policies are relevant. The site is similarly allocated in the Finalised Rural West Edinburgh Local Plan.

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications) aims to enable the telecommunications industry to expand and diversify, but in a way which is sensitive to the environment and public concerns over emissions. It notes that where applicants demonstrate that they have given regard to siting and design

issues, including the consideration of options, and have minimised environmental effects, it is unlikely that refusal would be warranted.

Relevant Policies:

Currie Balerno Local Plan

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Finalised Rural West Edinburgh Local Plan

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E48 states that telecommunications proposals will not normally be supported where they would have a detrimental effect on the visual amenity or underlying objectives of areas of national and strategic importance, including the Green Belt and Conservation Areas.

Policy E49 seeks to ensure that where acceptable in principle, telecommunications development should be sited and designed to minimise visual impact, taking into account factors including the possibility of sharing existing telecommunications facilities and the availability of alternative sites.

Non-statutory Guidelines

Non-statutory guidelines on "RADIO TELECOMMUNICATIONS" set out detailed guidance for the siting and design of masts, antennas, cabins and equipment in all locations, with special reference to listed buildings and other sensitive situations

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

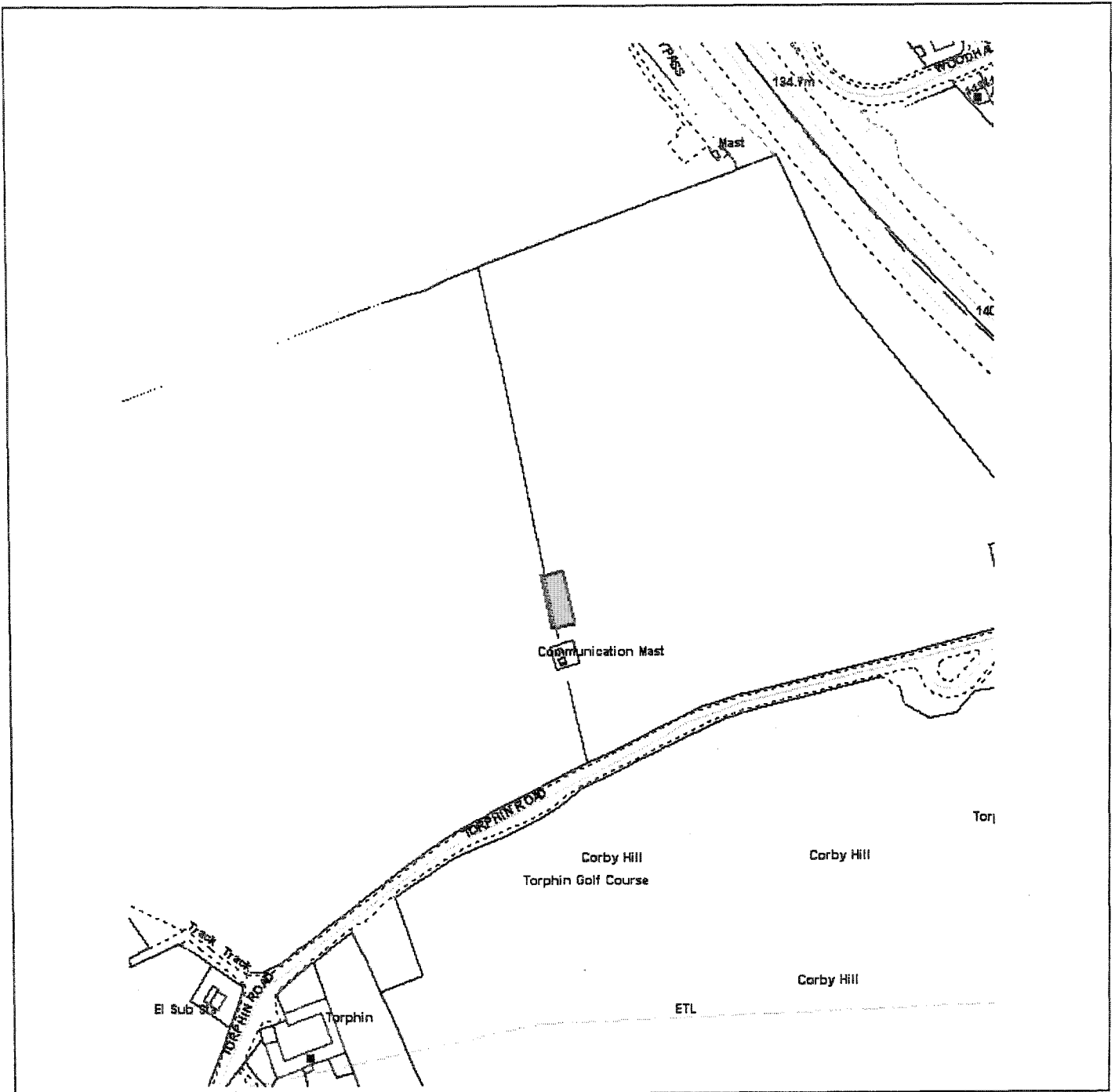
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within 3 months from that date.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

End



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PLANNING APPLICATION

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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**