

Full Planning Application 07/01987/FUL
at
41,42 Inverleith Gardens
Edinburgh
EH3 5PR

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 07/01987/FUL, submitted by T - Mobile (UK) Ltd. The application is for: **Installation of stealth telecommunications flagpole on church tower, associated equipment housing and all ancillary development (as amended to conceal cabinets within tower with existing equipment)**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

Site description

The property is an early English style church dating from 1879 -1881. It has a 4 stage square plan pinnacled tower. The tower is the highest architectural feature within the immediate vicinity and as a consequence, it is visually prominent, particularly in views along Granton Road.

It is listed category C(S) (ref. 50116) and was listed on 10.5.05.

The church is located close to the grounds of Edinburgh Academy Primary School and other playing fields on the south side of Ferry Road, and surrounding residential development.

This property is located within the Inverleith Conservation Area.

Site History

21.7.1999- consent granted for satellite dish and 18 radio ports within main tower behind GRP louvres (99/01622/FUL)

22.8.2006 - consent granted to repave front courtyard 06/02796/FUL

Description of the Proposal

The application proposes a faux GRP flagpole standing at the centre of the square tower of the church. This conceals a slim telecommunication mast.

The pole is 5.9m high, which is 1.9m higher than the existing stone pinnacles, and around 1.3m higher than the four lightning conductors currently topping each pinnacle.

The application is accompanied by various photomontages illustrating the proposal and full assessment of alternative site considerations and ICNIRP compliance.

The application was amended to move the associated cabinets from the base of the pole to the interior of the tower just above the existing telecommunication equipment, in order to fully conceal them from view.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission. Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposal is in keeping with the character and appearance of the conservation area,
- b) This is the optimum site available to meet the applicant's operational needs and
- c) Health and safety concerns are addressed.

a) "Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans."

The proposed flagpole will add a new feature to the tower of the church. However, it fits in with the form and design of the church and does not detract from its overall composition. The flagpole will be visible from views within the conservation area. However, it will not have a major impact on the skyline and on views within the conservation and the proposal will not adversely affect the character or appearance of the conservation area.

b) The applicant has submitted supporting documentation showing that the installation is required to meet 2G and 3G coverage to the surrounding residential, commercial and educational area of south Granton and north Stockbridge. Coverage plots have been provided to show existing and proposed coverage in Appendix 2 of the supporting statement. It is accepted that new telecommunications equipment is required within the vicinity for coverage purposes.

The applicant has outlined a number of alternative sites which were considered but not chosen for a number of reasons, for example; the owners were not interested in having a telecommunication installation on their building or it would have a detrimental visual impact on the local residential environment. Inverleith Parish Church was chosen as the best site to meet the needs of the applicant and to minimise the visual impact on the surrounding area.

In addition, there is already telecommunication equipment on the Church and this proposal results in site sharing which is to be encouraged to minimise the impact of telecommunications installations.

The applicant has satisfactorily demonstrated that this is the optimum site available to meet the specific operational needs.

c) 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 of 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 9 August 2001, instructed that the Scottish Executive be requested to ensure that appropriate measures are taken to advise the public of which statutory body is responsible for public health issues arising from the new regulations.

The submission of the ICNRP declaration addresses the health issues raised by those objecting to the application on health grounds.

In conclusion, while the proposal will have some impact on the conservation area, this will not be substantial and its character and appearance will be preserved and it is considered that this is the best available site within the area. Health and safety issues have been addressed.

No other considerations outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on colour finishes and requiring removal of the installation when redundant.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A05 - Inverleith (NEW)
Local Plan	Central Edinburgh Local Plan/Edinburgh City Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses/Urban Area
Date registered	11 May 2007
Drawing numbers/ Scheme	1a-6a Scheme 2

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, Anna Grant on 529 3521. Email: anna.grant@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 41,42 Inverleith Gardens
Edinburgh
EH3 5PR
Proposal: Installation of stealth telecommunications flagpole on church tower, associated equipment housing and all ancillary development (as amended to conceal cabinets within tower with existing equipment)
Reference No: 07/01987/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

No objections.

Representations

The application was advertised on 18 May 2007.

Seven material representations related to this application were received, including a petition with 43 signatures, and a letter from the Edinburgh Academy. A further four representations were received relating to the listed building consent application.

Material reasons for objection were:

- Impact on church and surrounding area
- Out of keeping with character of the area
- Impact on skyline/roofscape
- Visually obtrusive

A further thirty representations were received, solely referring to health issues in relation to the adjacent school.

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 building lies in an Area of Housing and Compatible Uses of the Central Edinburgh Local Plan and the Urban Area of the finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant policies of the Edinburgh City Local Plan

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Relevant 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

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

Application Type Full Planning Application
Application Address: 41,42 Inverleith Gardens
Edinburgh
EH3 5PR

Proposal: Installation of stealth telecommunications flagpole on church tower, associated equipment housing and all ancillary development (as amended to conceal cabinets within tower with existing equipment)

Reference No: 07/01987/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended 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. The flagpole shall be finished in white.
3. 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.

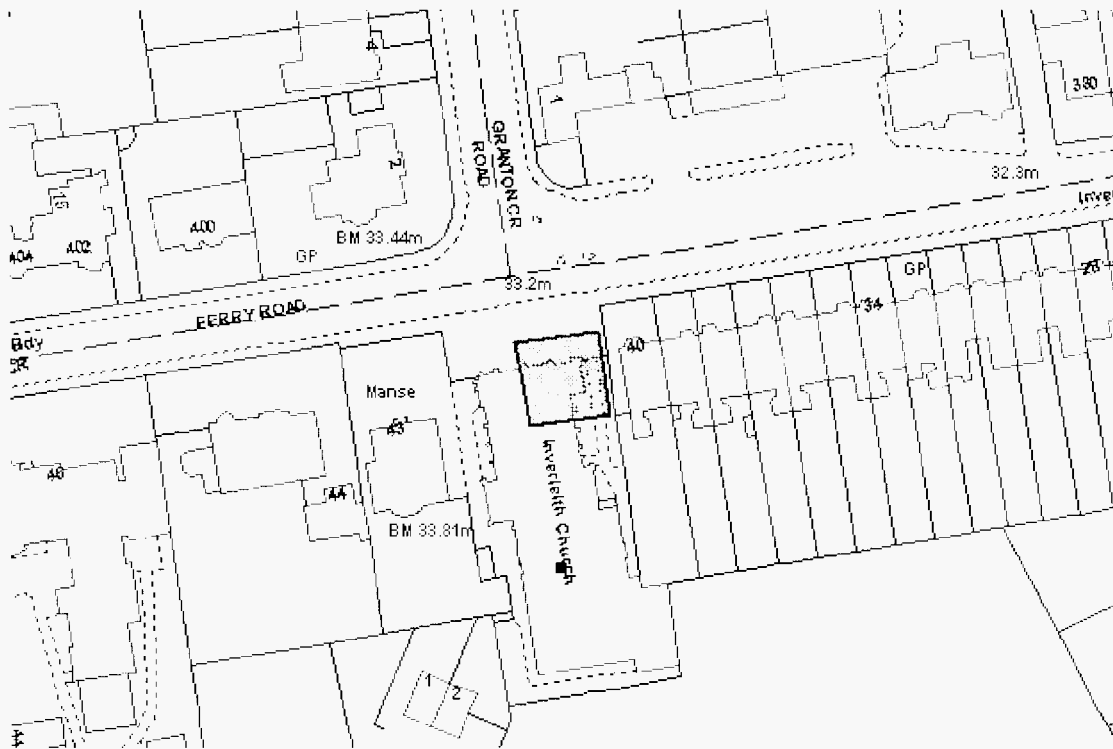
Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. In order to safeguard the character of the conservation area.

Application Type Full Planning Application

Proposal: Installation of stealth telecommunications flagpole on church tower, associated equipment housing and all ancillary development (as amended to conceal cabinets within tower with existing equipment)

Reference No: 07/01987/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.