

**Full Planning Application 06/02529/FUL  
at  
69B Saughton Road North  
Edinburgh  
EH12 7JB**

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

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**1 Purpose of report**

To consider application 06/02529/FUL, submitted by 02 (UK) Limited.. The application is for:  
**The installation of a 12m high flagpole incorporating 3no 3g antennas, 1no equipment cabin and 1no electrical meter cabinet**

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

**2 The Site and the Proposal**

**Site description**

The application site is located within the forecourt area of a Kwik Fit Garage at 69b Saughton Road North, Edinburgh. The site is located on the eastern side of the road and is positioned adjacent to the pavement edge behind an existing 0.85 m high brick wall. The adjacent property is residential and beyond this there is a grouping of local shops.

**Site History**

There is no relevant planning history for this site.

## **Description of the Proposal**

It is proposed to erect a 12m high telecommunications mast which is in the form of a flagpole. The flagpole mast will contain three antennae which will be contained within the structure of the pole and will not be visible from the exterior. The flagpole will be finished in white. Two service cabinets are proposed to the south of the pole and are positioned 1.9m from the pavement behind an existing 1.7 m high boundary wall.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

- 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 proposed mast is on appropriate design and the most suitable location;

b) There are any detrimental impacts on residential amenity.

a) The applicants have considered 9 sites/areas in the search to provide 3G coverage within this area. A number of sites were discounted because the sites did not provide suitable coverage required. The supporting information provides the technical justification for a mast within this area and demonstrates that the coverage provided within this area will be improved. The applicant has provided sufficient justification for the location of a mast within this area.

The proposed mast has been designed in the form of a flagpole antennae. This means that any antennae required are contained within the structure of the pole and will not be visible from the exterior. The proposal represents a streetworks solution which reduces the visual impact on the wider area. There are a number of existing streetworks within this area and the proposed flagpole mast will not look out of place within the context of the street. Due to the change in levels along Saughton Road North the proposed flagpole will not dominate the skyline. When approaching the site from the south the flagpole will appear to be shorter than the existing lamp standards and when approaching from the north the flagpole will appear at a similar height. It is

considered that the proposed flagpole mast will have limited impact on the visual amenity of the area.

b) There are a mix of uses within the general area of the application site. Adjacent to the site there is a residential property and beyond there are two sets of shops on both sides of the road. Given the mix of uses along this stretch of road it is considered there is no adverse impact on the residential amenity of the area.

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. The applicant has also confirmed that the cumulative impact of the various installations on the building also complies with ICNIRP standards. 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.

In conclusion, the proposals have been designed to minimise any visual impact on the area and it is considered that there are no adverse impacts on residential amenity. The health issue is satisfactorily addressed.

It is recommended that the Committee approves this application, subject to a condition requiring removal of the apparatus when redundant.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
<b>Ward affected</b>	24 - South East Corstorphine
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	27 June 2006
<b>Drawing numbers/ Scheme</b>	1 - 3 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](http://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 3917. Email: [helen.martin@edinburgh.gov.uk](mailto: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 [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 69B Saughton Road North  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 7 July 2006. 12 letters of representation were received from local residents including a letter from Councillor Wheeler and Corstorphine Community Council.

The material points of objection/ concern are:

- a. Site selection issues taken account of in assessment (a)
  - inappropriate location
  - full assessment of alternatives not carried out
- b. Amenity Issues taken account of in assessment (a)
  - visual impact

***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

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

The proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

**Relevant policies of the North West Edinburgh Local Plan.**

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

**Relevant policies of the Draft West Edinburgh Local Plan.**

Policy DQ13 imposes controls over telecommunications developments in areas of environmental or heritage significance or where they would be detrimental to residential character

**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

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## 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. 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.

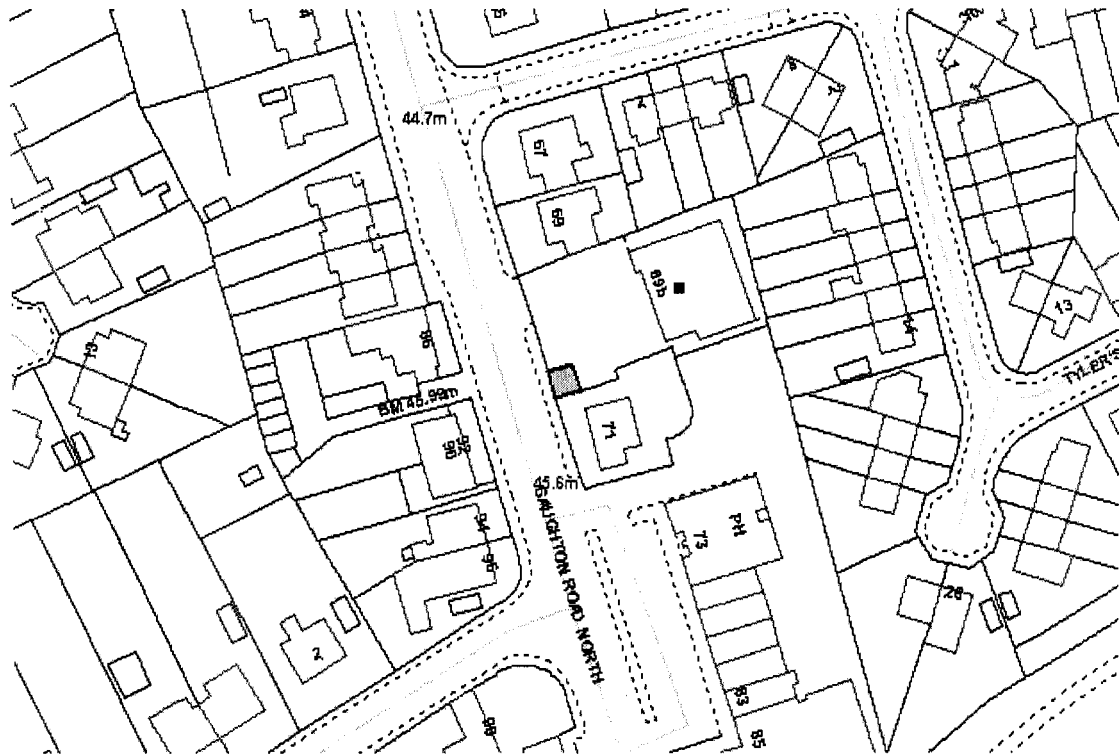
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End

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## Location Plan

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