

**Full Planning Application 05/01108/FUL
at
1 Cramond Bridge
(Grass Verge To South Bound Of Queensferry Road)
Edinburgh
EH4 6DU**

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

1 Purpose of report

To consider application 05/01108/FUL, submitted by Vodafone Ltd. The application is for: **Installation of 10m high slim line telecommunications monopole supporting 3 no dual band antennas within GRP shroud, with 2 no ground based cabinets and ancillary development**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application site is positioned to the north east of the Cramond Bridge, on a grass verge of the A90 dual carriageway, one of the main gateways to the city centre. The site is located within the greenbelt and an area of Area of Outstanding Landscape Quality. The grass verge is approximately 12 metres wide which slopes downward from west to east with a boundary of small trees that produce a backdrop to the application site. Also located within close proximity to the site are standard street lighting columns and various signage.

Site history

There is no relevant planning history on file for this site.

Description of the Proposal

The application seeks to install a 10 metre high telecommunications monopole with shroud, housing 3 antennas and with associated ground based equipment cabinets either side of the mast. The equipment cabinets are proposed to be painted olive green to allow them to blend in with the trees located to the rear of the embankment.

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 these determining issues, the following needs to be considered whether;

- a) A detrimental impact on the character or appearance of the area;
- b) A detrimental impact on the amenity of the occupiers of any neighbouring property;
- c) Any detrimental impact on road or pedestrian safety; and
- d) The applicant has adequately demonstrated that alternative sites have been examined.

a) The site is located on the A90 Queensferry Road within the Greenbelt and Area of Outstanding Landscape Quality. The A90 is one of the main arterial routes into the city approaching the city from the north. The site plateaus, then slopes downwards away from the road. The street furniture located within the vicinity of the site, namely street lighting columns and various signs, creates an existing form to which the mast can be set against. The monopole design with shrouded antenna, allows the installation to have a minimal impact on its surroundings which does not detract from the quality of the Countryside or Area of Outstanding Landscape Quality. Amended plans have been submitted, re-positioning the mast and cabinets further back from the pedestrian footway and roadway than first proposed, and also to colour the

cabinets olive green so that they blend in sympathetically with the foliage to the rear of the embankment. The development will not be detrimental to visual amenity.

b) The applicant has submitted an ICNRP 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 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 the 9th 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 proposal will have no detrimental impact on the amenity of the occupiers of any nearby properties.

c) The mast and associated equipment is to be set back 3 metres from the public footway and will not impede pedestrian passage or create any visual obstruction in relation to road traffic safety.

d) Five alternative sites were examined and discounted in preference for the proposed scheme prior to submission. Two of the sites identified as Maybury Road 1 and 2, the positioning was such that a taller mast of 12 metres would have been required in order to achieve the coverage required. On both counts, it was considered that the height of the masts would be out of keeping with the general character of the area. Barnton House has at present two sets of equipment already on its flat roofed section. To install further equipment and to remain ICNRP compliant, a significant support structure would have to be introduced which again was considered out of character. The owners of the Barton Hotel were approached, however indicated that they did not want to accommodate any equipment. Finally various locations were examined within Braepark, Cramond Bridge, Cammo, Barnton and Cramond. All sites were predominantly residential in nature and less acceptable than the proposed site.

The applicant has adequately demonstrated that proposed site is the best viable option for development within the specified search area.

While the development is within the green belt, it is necessary to provide coverage, and will not harm the character or setting of the green belt and area of outstanding landscape quality. There will be no adverse effect on residential amenity or road safety.

There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition requiring the installations removal when it is no longer required.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Rural West Edinburgh
Statutory Development Plan Provision	Green Belt
Date registered	19 April 2005
Drawing numbers/ Scheme	05 - 08 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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

Application Type

Application Address:

Proposal:

Reference No: 05/01108/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of representation has been received in relation to this application concerning the detrimental impact on the Greenbelt and the rural entrance to the city.

The application was advertised as a potential departure to the Finalised Rural West Local Plan.

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 application site is identified within the Rural West Local Plan as being within the Greenbelt and an Area of Great Landscape Value.

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.

Relevant Policies:

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.

Policy E50 supports public art which enhances the main approaches to the city, buildings and spaces and which contributes to the visual interest and quality of the public environment.

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 E8 states that development will not be permitted where it would adversely affect the special scenic qualities and integrity of the area of Great Landscape Value or Areas of Outstanding Landscape Quality. These landscape features include: the patterns of woodland, fields, hedgerows and trees; the special qualities of rivers and lochs; and skylines and hill features, including prominent views.

Application Type

Application Address:

Proposal:

Reference No: 05/01108/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

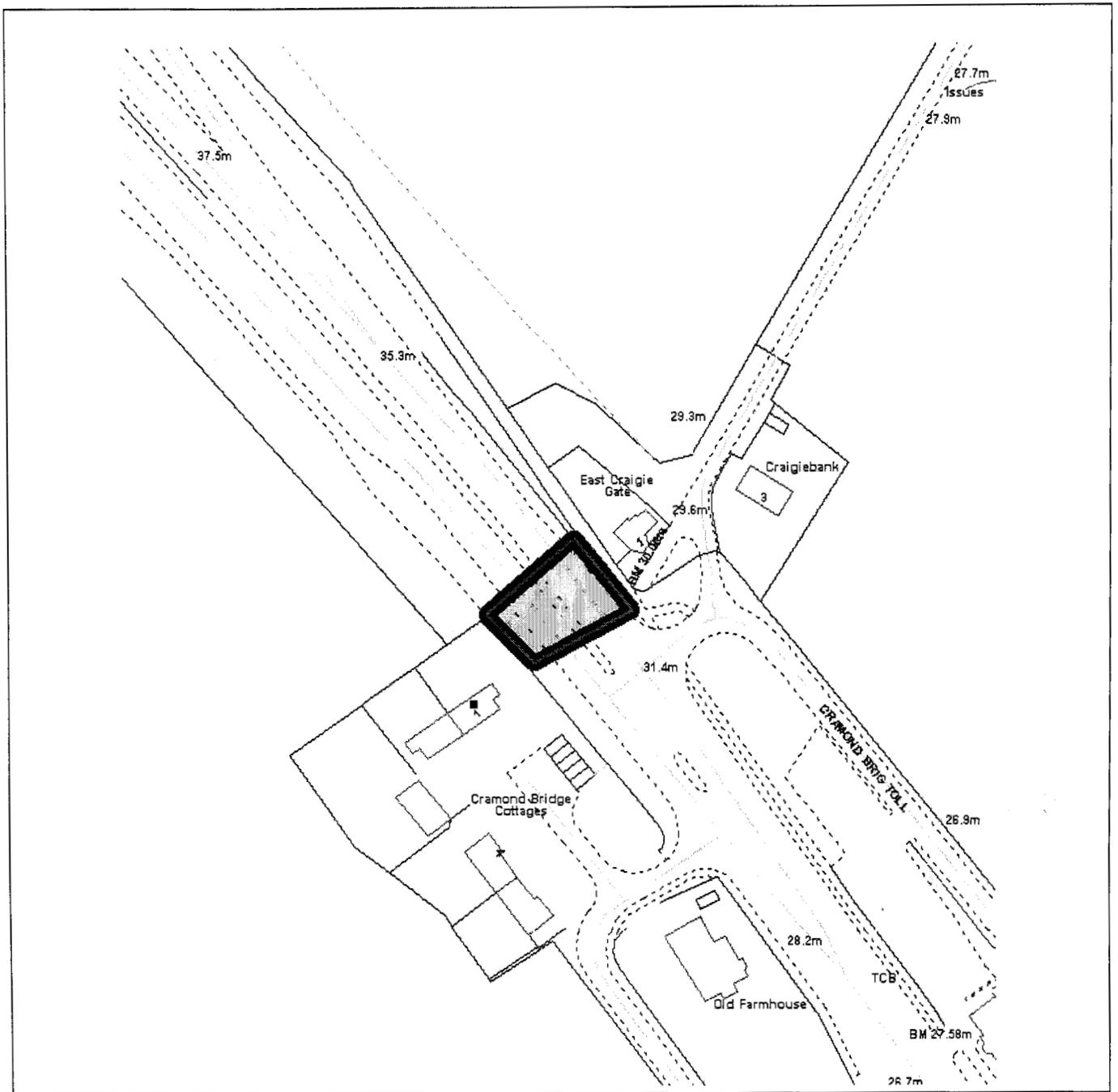
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. 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



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 2004.

PLANNING APPLICATION

Address	1 Cramond Bridge, (Grass Verge To South Bound Of		
Proposal	Installation of 10m high slim line telecommunications monpole supporting 3 no dual band antennas within GRP		
Application number:	05/01108/FUL	WARD	03- Dalmeny/Kirkliston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			