

Full Planning Application
at
Pennywell Road Adjacent To St Paul's RC Church
Edinburgh
EH4 4QR

Development Quality Sub-Committee
of the Planning Committee

11 February 2004

Proposal: Telecommunications development comprising 14.2m tall monopole with associated electrical equipment cabinets
Applicant: T-Mobile (UK) Ltd.
Reference No: 03/03248/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Within three months of the completion of the development the proposed mast and cabinets shall be painted in a colour to match the lamp posts in the vicinity of the application site, or other colour as approved in writing by the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interests of visual amenity.

2 Main report

Site description

The application site is a wide area of footpath on the west side of Pennywell Road adjacent to an existing church building. Pennywell Road is a main through fare from Ferry Road to West Granton Road. The area is wide and open in character.

Site history

There is no relevant planning history for this site.

Development

The application is for the erection of a 14.2 metre high telecommunications monopole. Two equipment cabinets are included, one measuring 1.7 by 0.95 metres and 1.5 metres in height. A second smaller cabinet is included, adjacent to the larger cabinet, measuring 0.6 metres by 0.5 metres and 1.2 metres high.

An ICNIRP declaration and supporting statement have been submitted with the application. This gives detailed reasoning for the choice of site, including other sites which have been discounted.

Consultations

Transport

No objection received.

Network Services

The original location (on the footway) would be the preferred option of Network Services. Locating the telecommunications plant on the central reserve would hinder any future road modifications.

We would also have concerns with regard to any maintenance work which may be required, siting the apparatus on the central reserve would require lane closures.

Representations

One letter of objection has been received from a local resident on the grounds of increase in traffic, parking and amenity. Councillor Hinds has also objected to the development on the grounds that the application is on a busy footway and the development would partly block the footway.

Policy

North West Edinburgh Local Plan

Mainly residential area, where the existing residential character and amenities will be safeguarded.

Draft West Edinburgh Local Plan

Urban Area

The following draft Local Plan policies apply in this case:

DQ 6 Design of new development

DQ13 Telecommunications

H12 Residential amenity

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications) aims to enable the telecommunications industry to expand and diversify 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 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.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the local plan?

- if the proposals do comply with the local plan, are there any compelling reasons for not approving them?

- if the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues, it must be considered whether:

a) the proposed development will have a detrimental impact on the character or appearance of the area

b) the proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property

c) the proposed development will have any detrimental impact on pedestrian safety

d) the applicant has adequately demonstrated that alternative sites have been examined

a) The proposed development is for the erection of a 14 metre high monopole structure and ancillary cabinets. The mast is approximately 1 metre higher than the adjacent church building and approximately 5 metres higher than nearby lamp posts. The site is located adjacent to a wall with metal railings, giving the cabinets a structural backdrop, allowing them to fit comfortably into the street scene.

The tall, simple, tapered mast will not have a detrimental impact on the character or appearance of the area.

b) The closest residential property is 40 metres away from the application site.

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.

The Planning Committee, on 09 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 application site is a wide area of footway forming a triangle of pavement at the junction of Pennywell Road and Muirhouse Avenue. More than 2 metres of footway will remain following the development of the site. The proposed development will have no detrimental impact on pedestrian safety.

d) Six alternative sites have been examined. The BT training centre to the east of the proposed site was explored. However, a mast of sufficient height in this area would have dominated the area, close to residential homes. A site on St Paul's R.C. Church was discounted due to a moratorium on behalf of the Church. The Old Kirk at 24 Pennywell Road was examined but found to be too low to support the type of installation required. Muirhouse Shopping Centre itself is too close to residential properties to allow the installation of the proposed equipment. BAE systems site on Ferry Road would be generally appropriate for development but is outwith the cell area and would therefore not provide the coverage required. A street works site was examined on Muirhouse Avenue, to the west of the application site. Due to the small lamp posts and narrow road, it was felt that the proposed mast would not fit readily into the street scene in this location.

The applicant has adequately demonstrated that all alternative options have been examined.

Further Assessment

The application was continued by the Development Quality Sub-Committee on 11 February 2004. Committee requested that the applicant consider alternative sites in conjunction with local residents. A meeting was held between Councillor Hinds and the applicant at which it was suggested that a site on the central reservation of Pennywell Road, almost opposite the current proposal be investigated. The Council's Network Services Team were consulted on the central reserve option (comment contained within consultations section of report). Network Services contend that the central reserve option could prejudice road improvements in the area.

In light of this information the applicant has requested that the application now be determined on the basis of the current proposal.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the site or the wider area. The proposal will have no detrimental impact on the amenity of the occupiers of any neighbouring property and will have no detrimental impact on pedestrian safety. The applicant has adequately demonstrated that all alternative solutions have been examined.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 07 -Muirhouse/Drylaw

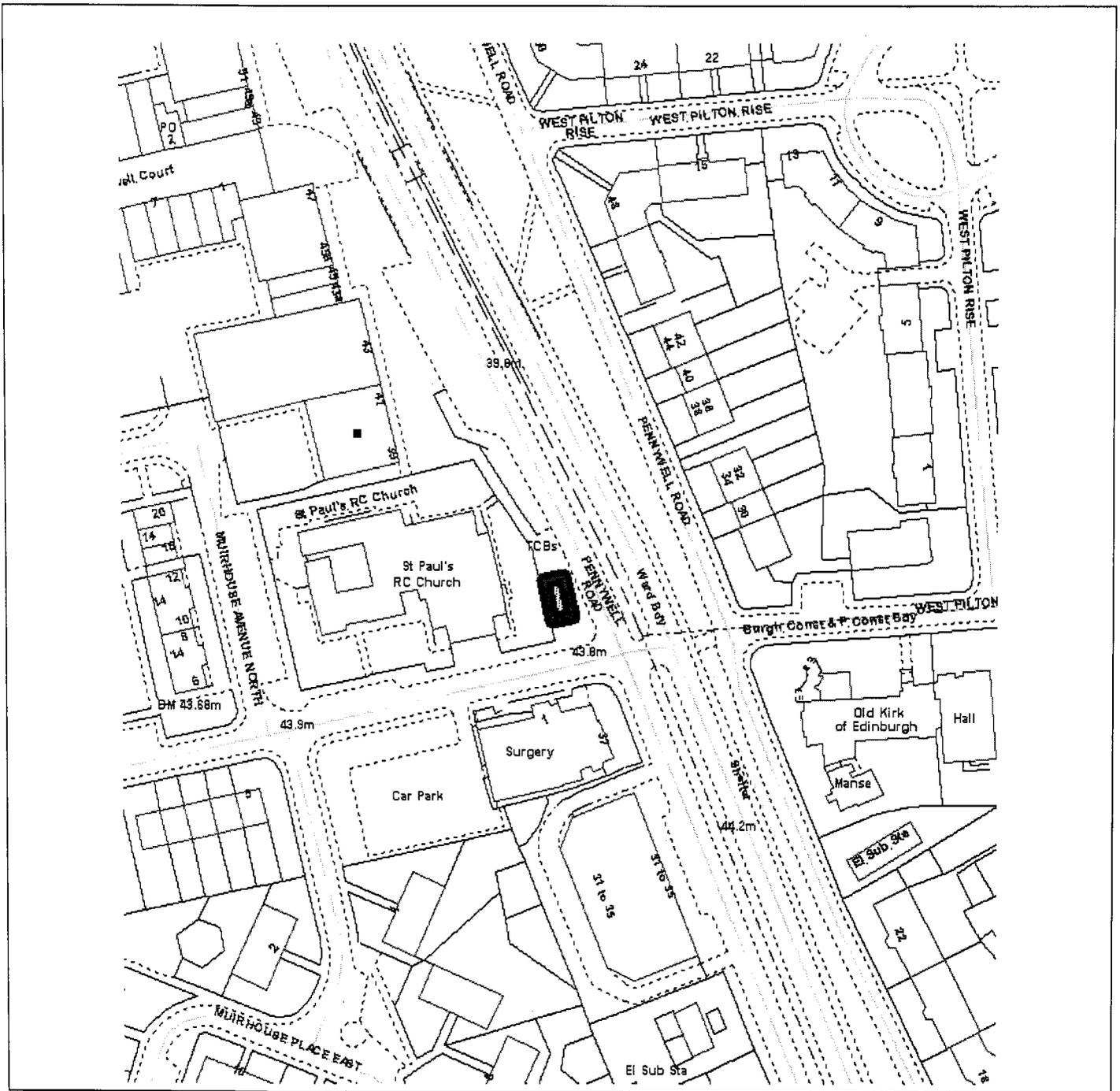
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 1 September 2003

**Drawing numbers/
Scheme** 1
Scheme 1



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PLANNING APPLICATION

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Application number:	03/03248/FUL	WARD	07- Muirhouse/Drylaw

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