

**Full Planning Application  
at  
Glasgow Road  
Edinburgh  
EH12 9BP**

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

**Proposal:** Telecommunications development comprising- 14.2 tall  
monopole with associated electrical equipment cabinets  
**Applicant:** T-Mobile (UK) Ltd  
**Reference No:** 03/04206/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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order there shall be no additional equipment or apparatus erected on the mast hereby approved without the prior written approval of the Planning Authority.
3. Any vehicle servicing of the proposed facility should be off the carriageway of the A8

**Reasons**

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

2. To protect the character of the Green Belt and the approach to and from the city centre.
3. In the interests of road safety

## **2 Main report**

### **Site description**

The site lies to the north side of Glasgow Road close to Gogar Mains Farm Road. There is a telegraph pole close to the site, and a stone wall runs along the boundary of the field to the north.

There are various works taking place around the site as part of the redevelopment of the Gogarburn Hospital.

### **Site history**

There is no planning history for this site.

### **Development**

The proposal involves the installation of a 14.2 metre high monopole telephone mast with associated electrical equipment cabinets.

The cabinets would be painted to match the rear wall, and the tower would be painted to match the street lighting columns.

The applicants have submitted supporting information with the application which can be summarised as follows:

A site description, details of the proposed development, pre-application consultations, National Planning Policy, Local Planning policies, an assessment of need, site specific assessment of need, consideration of alternatives, site specific alternatives considered, and health and safety aspects.

A further supporting note was received on 26th March.

### **Consultations**

#### **BAA**

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

## **Transport**

Transport would advise that the application be refused on the grounds that the location of the proposal is affected by a road junction improvement proposal that is currently under consideration as part of the development of the Royal Bank of Scotland at Gogar Burn.

Should the Committee be minded to grant approval it should be conditional on service vehicle parking being provided outwith the boundary of the public road.

### Further comments dated 26th March 2004

Further to my memo of 17th December 2003 and correspondence received from WSP, for the Royal Bank of Scotland, I can now confirm that I have no objections to the proposals on condition that any vehicle servicing the proposed facility park off the carriageway of the A8 in the interests of road safety.

### Further Comments dated 30th April 2004 (from TIE)

The proposal presents no difficulties for the tram project. TIE therefore have no objections.

## **Culture and Leisure**

An archaeological desk top study has been carried out. There are no known archaeological constraints on this development.

## **Representations**

The application was advertised on 28th November 2004. No letters of representation have been received.

The applications was also advertised on 22nd February 2004 as a neighbouring property was unknown. No letters of representation have been received.

## **Policy**

### **Ratho Newbridge Kirkliston Local Plan**

The site is within the Edinburgh Green Belt.

### **Finalised Rural West Edinburgh Local Plan**

The site is within the Edinburgh Green Belt.

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:

#### **Ratho, Newbridge, Kirkliston**

Policy RN28 states that permission will not be given for new development or redevelopment in the Green Belt for purposes other than agriculture, outdoor recreation or other uses appropriate only to a rural area. Provisions for the safeguarding of amenity and the improvement of the landscape are required.

#### **Draft West Edinburgh Local Plan**

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 E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and 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 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 E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

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:-

- a) whether the proposals comply with the Development Plan;
- b) if the proposals do comply with the development plan, whether there are any compelling reasons for not approving them;

c) if the proposals do not comply with the development plan, whether there are any compelling reasons for approving them.

## ASSESSMENT

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

- a) the principle of the development is acceptable;
- b) there would be any adverse effect on the character or appearance of the area;
- c) the proposal is acceptable on airport safety grounds;
- d) would be any adverse effect on archaeological remains at the site;
- e) Would be any adverse effect on transport grounds.

a) The site is in the Edinburgh Green Belt where new development will not normally be permitted except for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate to the rural character of the area, or where a countryside location is essential.

The applicants have supplied information about other alternative sites that they have considered at 198 Glasgow Road, Gogarburn Golf Course and the Gogarburn hospital site. These sites were ruled out due to insufficient coverage, conflict with Edinburgh airport safeguarding criteria, detrimental to visual amenity and policy considerations, and redevelopment of the hospital site made it unsuitable for consideration.

The site is in a prominent position on the main approach to and from the city centre, where there are existing telegraph poles and lampposts. It is considered therefore that there would be no adverse effect on the character of the Green Belt as a result of this development.

b) The site is on a main approach to and from the city centre and is in a prominent position. It would however be a slimline monopole design and would be painted to match the colour of the nearby lamp-post. It would be 2m higher than the nearby lamppost to the east. It would also be 6.2 metres higher than the telegraph pole which is to the west.

Although on a main approach into the city centre it is considered that it would not be detrimental in terms of its visual effect on the character of the area, nor would have a detrimental impact on the main approach.

It is recommended that a condition be added to prevent the introduction of any additional equipment without the prior written consent of the Planning Authority.

c) BAA have raised no objection to the proposals. There would therefore be no adverse effect on airport safety.

d) An archaeological desktop study was undertaken to examine and assess the possible archaeological implications of the proposed development. The Director of Culture Leisure states that there are no known archaeological constraints on this application.

e) The applicant has supplied a letter from the Royal Bank of Scotland's representatives which confirms that they have no instruction to progress proposals to alter the junction close to the application site. Transport therefore raises no objection to the proposal subject to any vehicles involved with the servicing of the development park off the highway. This can be covered by condition.

The applicants have 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 the issue of potential or perceived health risk.

The Planning Committee, on 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 regulations.

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

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Karen Robertson on 0131 529 3990 (FAX 529 3716)

**Ward affected** 03 -Dalmeny/Kirkliston

**Local Plan** Ratho, Newbridge, Kirkliston

**Statutory Development  
Plan Provision** Green Belt

**File**

**Date registered** 17 November 2003

**Drawing numbers/  
Scheme** 1-2  
Scheme 1



SITE LOCATION

GENE

- 1.1 Use
- 1.2 All c
- 1.3 Assu  
spec

T-UK

PROPOSE  
T-UK Re  
Portasto  
Dimensic  
600w x  
Material  
Colour :

PROPOS  
T-UK re

ANTENN

PROPC
uA1
uB1
uC1

DISH SC

DISH ID
DISH S
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KEY TO  
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