

**Full Planning Application 05/02181/FUL
at
Telecomms Mast Adjacent To
Mountcastle Drive South
Edinburgh
EH15 3LR**

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

1 Purpose of report

To consider application 05/02181/FUL, submitted by T-Mobile (UK) Ltd.. The application is for: **Telecommunications development comprising an 11.7m high monopole and antennas, together with associated electrical equipment cabinets**

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

2 The Site and the Proposal

Site description

The installation is to be located on a short, paved section of the 1.5m-wide grass verge which runs along the south side of Mountcastle Drive South. The adjacent pavement is 1.8 metres wide. There is a similar pavement and open verge on the north side of the road which comprises a straight section of single-carriageway, two-lanes in width.

There are bungalows and two-storey post-war houses on the north side of the road and low-rise buildings (residential home for the elderly, children's day care centre and medical practice) along the south side of the road. St Mary Magdalen's Church provides a modernistic visual stop to the west.

Site history

There is no relevant planning history for this site.

Description of the Proposal

It is proposed to erect an 11.7-metre high monopole incorporating telecommunications antennas. Two equipment cabinets will be located at pavement level.

The applicant has certified that the proposed apparatus complies with ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields.

A supporting statement has been provided which sets out the operational context of the proposal and discusses alternative sites.

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 the determining issues, the Committee needs to consider whether

- a) The proposal is in keeping with its surroundings,
 - b) It causes an obstruction,
 - c) Alternative sites are available and
 - d) It complies with health and safety requirements.
- a) The site is located opposite a line of bungalows and two storey housing, with low-rise care homes and a health centre to the south. It is on an open straight section of a local distributor road with relatively wide pavements and grass verges. While the monopole is well spaced between existing street

lamps, the mast and its associated equipment cabinets will be located in a free-standing and prominent position at pedestrian level. They will not be screened or set against a blending backdrop. They will therefore be visually obtrusive and not set within a context of other industrial-type structures or other street furniture as required by policy guidelines.

b) The mast and cabinets will be located on the verge, which is paved at this point, and will not obstruct pedestrians or visibility for drivers.

c) The search location is centred approximately 150 metres to the south of the current application site. Two school sites have been discounted whilst the agent has also stated that a church, a golf club, council industrial units and the Jewel Miners welfare club have been rejected as sites by their respective owners. Nevertheless, the streetworks installation is relatively flexible in locational terms and a number of less obtrusive alternatives should be available.

d) 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.

In Conclusion, the proposal will be detrimental to the visual amenity of the area and alternative sites would seem to be feasible. The proposal complies with health and safety standards.

It is recommended that the Committee refuses this application on the grounds of visual intrusion.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	58 - Duddingston
Local Plan	
Statutory Development Plan Provision	
Date registered	27 June 2005
Drawing numbers/ Scheme	01-05 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.

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.boqunovic@edinburgh.gov.uk

Application Type
Application Address:
Proposal:
Reference No: 05/02181/FUL

Consultations, Representations and Planning Policy

Consultations

Craigmillar Community Council

The Council objects on the grounds that the mast would be too close to the following buildings:

- i) Jewel House Centre for the elderly,*
- ii) Mountcastle respite day centre for sick children*
- iii) Bingham Medical Centre and Doctors Surgery,*
- iv) Lismore Primary School.*

Representations

Neighbours were notified on 24 June 2005.

Altogether, some 49 letters of objection have been received although the majority (47) are in standard form, akin to a petition. The Bingham & District 50+ Project has also objected.

The grounds of objection are that the proposal a) would be visually obtrusive in a low rise residential area, b) will be a hazard to motorists and pedestrians and c) poses a health risk to nearby residents, to children and the elderly in care centres, and to a medical practice.

Councillor Berry has also objected to the proliferation of masts in the area.

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 site is in a Mainly Residential area in the South East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the replacement South East Edinburgh Local Plan (due for adoption August 2005), the site is within the designated Urban area. Relevant policies are H6 (Residential Amenity), DQ6 (Design) and DQ20 (Telecommunications).

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 H6 reserves land at Little France for development for a district hospital.

Policy E4 sets quality objectives for new development.

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

Application Type

Application Address:

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Reference No: 05/02181/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Reasons

1. The proposal is contrary to South East Edinburgh Local Plan Policy E4 in respect of new development quality, as the proposal will not make a positive contribution to the local environment.
2. The proposal is contrary to replacement South East Edinburgh Local Plan policies DQ6 (Design) and DQ20 (Telecommunications) in that it will be obtrusive and detract from the visual amenity of a residential area, while alternative, less obtrusive locations for the streetworks installation are feasible.
3. The proposal is contrary to Non Statutory Guidelines in respect of Radio Telecommunications, as it will be visually obtrusive within the open streetscape.

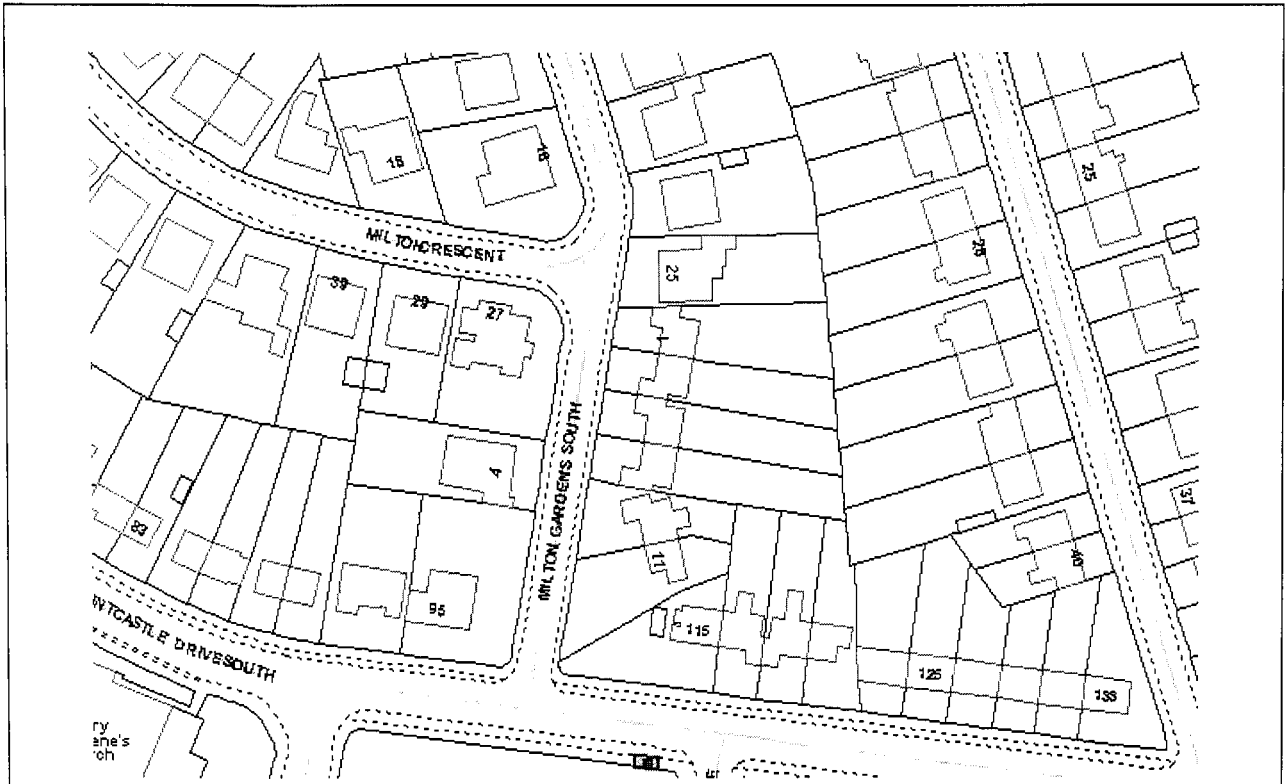
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Application Type

Proposal:

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Location Plan



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