

## Full Planning Application 04/03203/FUL

at

Land Opposite 2 Milton Road East

(Brunstane Road South)

Edinburgh

EH15 2NE

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

27 October 2004

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#### 1 Purpose of report

To consider application 04/03203/FUL, submitted by T-Mobile (UK) Ltd.. The application is for: **Telecommunications development comprising-14.7 tall monopole with associated electrical equipment cabinets**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

#### 2 The Site and the Proposal

##### Site description

The application site is on the west side of Brunstane Road South at the Junction with Milton Road East. The site forms a grass verge adjacent to the pavement. The area is mainly residential in character, with housing to the immediate east side of Brunstane Road South. To the west is the Railway and the A1.

A line of pylons runs parallel to Brunstane Road South at this point.

## **Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application is for the erection of a telecommunications mast at a total height of 14.7 metres. The mast is a simple street furniture monopole. The application also includes two ancillary cabinets. One measuring 1.60 metres by 0.93 metres and 1.50 metres in height and one measuring 0.60 metres by 0.50 metres and 1.23 metres high.

The development will be constructed on the grass verge adjacent to the pavement on the west side of Brunstane Road South.

## **3 Officer's Assessment 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 application is for the installation of 14.7 metre telecommunications monopole and associated ground based equipment. The mast is of a simple tapered form with shrouded antenna located at the top. The mast is

approximately 5 metres taller than the nearby lamp posts. However, the site is located adjacent to a line of pylons and the mast will have significantly less impact on the character of the area than the existing pylons.

The mast is set well back off the road and pavement and the ancillary equipment has a backdrop of bushes and undergrowth. In order to allow the development to blend in further with its surroundings it is recommended that the area between the site and the road be suitably planted. A condition is recommended to this effect.

The proposed development will have no detrimental impact on the character or appearance of the site or the wider area.

b) 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 amenity in natural policy guidance.

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 proposed development is set off the pavement and will have no detrimental impact in terms of pedestrian or vehicular safety.

d) Six alternative sites were examined and discounted in preference for the proposed scheme.

Jewel and Esk Valley College has been subject to numerous telecommunications development and would generally be the preferred option for development in this area. However, the College will not allow any further development on their buildings.

The Kings Manor Hotel, Church of Scotland Dementia Care Home and Queens Bay Lodge Elderly Care Home were approached. However, the owners would not allow the development on their buildings.

The playing field to the north of Milton Road was assessed but was found too open and inappropriate for development.

Other residential street works sites in the area were examined and found to be inappropriate due to the density of residential development.

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

In conclusion the proposed development will have no detrimental impact on the character or appearance of the site or the wider area, the amenity of the occupiers of any neighbouring property or on pedestrian or road safety. The applicant has adequately demonstrated that all viable alternatives have been investigated.

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

#### FURTHER ASSESSMENT

This item was continued by the Committee on 27 October 2004 to obtain further information relation to the siting of installations on Jewel and Esk Valley College, requirements for the siting of associated cabinets and Council policy.

In their original submission, the applicants indicated that Jewel and Esk Valley College would not accommodate any further telecommunications installations. The College have been contacted and have verbally indicated that whilst they have no general policy to restrict additional installation on the roof of their property, in this particular case the College and T-Mobile had been unable to reach agreement relating to the terms of rental for the installation.

With regard to the siting of the cabinets, T-Mobile have indicated that the technology has not been developed which would allow the radio and electrical equipment housed within the cabinets to be located underground. Additionally, these installations require two cabinets, the larger of the two containing radio equipment and the smaller one containing electricity and modem requirements to power the installation. At present it is not possible to house all the equipment in one cabinet.

In respect of these technical issues, the applicant's agents have submitted a further information.

"The equipment which powers the antennas is contained in the Nokia Node B (larger cabinet) contained within a Portastor Optima Weatherproof cabinet. The electricity supply, the modem and relevant switches are contained in the separate smaller Link A/C cabinet. At present this is T-Mobile's design, and all of the equipment would not fit within the larger cabinet.

The smaller cabinet contains the modem for the BT lease line and this negates the need for dish antenna to be located on the streetworks monopole to connect with the line of sight of the adjoining base stations. It is beneficial to visual amenity not to have dish antenna on the slimline streetworks monopole as in it is designed to mimic street lighting.

The term "at present" relates to the ever changing telecommunications technology as just over a year ago T-Mobile were unable to upgrade their existing 2G streetworks installations to 3G capacity, but this is now possible. Furthermore technological advancements such as the development of 3G "in line tri-sector" antenna now also allow a greater choice of stealth designs. The design T-Mobile have at present for streetworks installations requires both cabinets. However, at some future date the equipment could possibly be designed to be housed within a single cabinet, but this would likely require to be larger than the existing large cabinet to enable all of the equipment to be accommodated."

Decisions on applications such as this one, where the Council have an interest as owners of the land, only need to be referred to the Scottish Executive when the development is contrary to the provisions of the Development Plan and when there is a substantial body of objection. This would not apply in this instance.

There is no specific policy relating to the location of telecommunication installations on land within or adjacent to roads. They are treated in the same way as any other installations by statutory undertakers. The only requirement is that they are checked to ensure compliance with road safety requirements.

Notwithstanding the lack of agreement between the College and the applicants regarding an alternative site, the present application needs to be considered on its merits.

As previously indicated it is considered that the proposed development is acceptable at this location.

It is recommended that the Committee approves the application, subject to the conditions on landscaping.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Peter Jones on 0131 529 3770 (FAX 529 3706)
<b>Ward affected</b>	40 - Milton
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	24 August 2004
<b>Drawing numbers/ Scheme</b>	1 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, Graham Dixon. 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** Land Opposite 2 Milton Road East  
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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Transport**

No comments received.

### **Representations**

The application was advertised on 03 September 2004.

There have been seven letters of objection from local residents on the following grounds:

- Risks to health
- Aesthetics of proposed development
- Interference with television reception
- Impact on resale value of property
- Loss of greenspace
- The proposed site is not the best location for the development

A further letter of objection has been received from Network Rail that the proposed development will interfere with Network Rail's proposed radio telecommunications network.

***Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.***

## **Planning Policy**

### North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenity will be safeguarded.

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 E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E32 (TELECOMMUNICATIONS): sets out criteria for assessing telecommunications developments.

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

To recommend 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. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

3. In order to ensure that the approved landscaping works are properly established on site.

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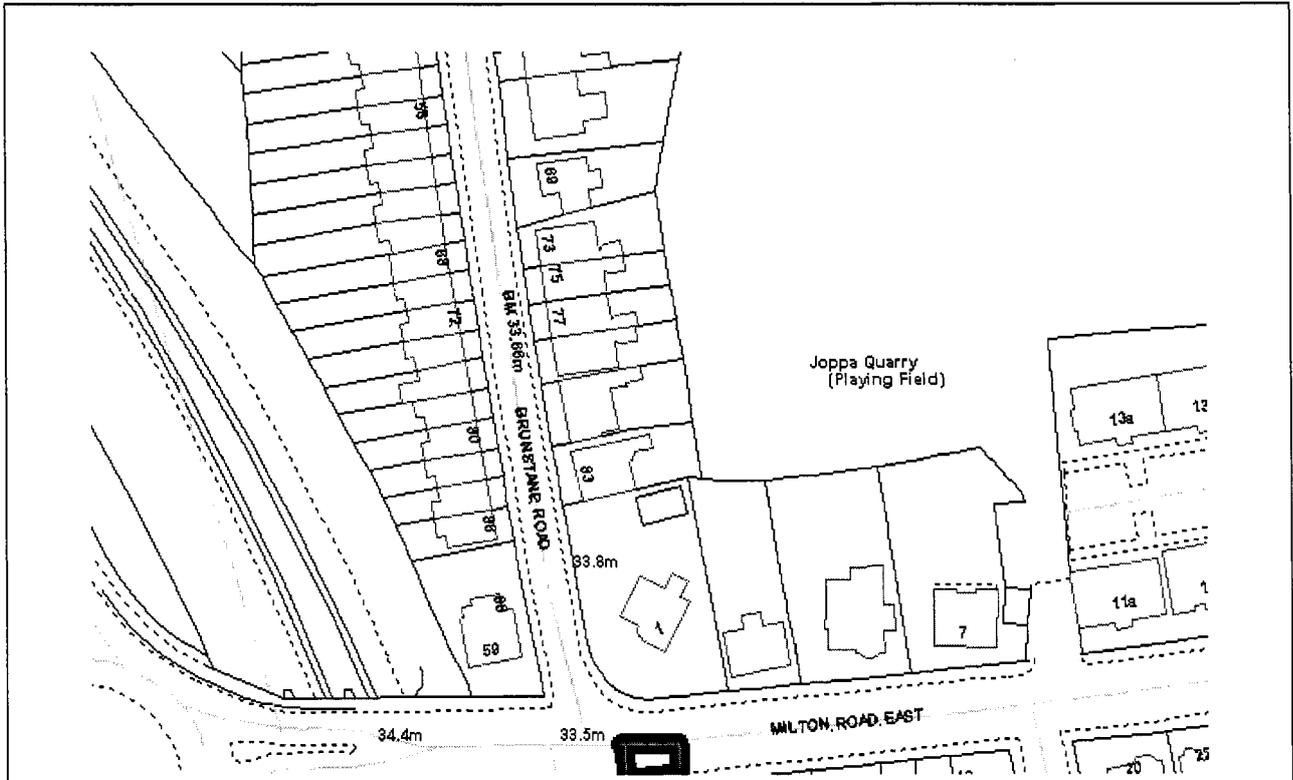
**End**

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**Location Plan**



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