

**Full Planning Application 04/03328/FUL**  
at  
**Lanark Road West (footpath)**  
**(100m North Of 225 Lanark Road West)**  
**Currie**  
**Edinburgh**  
**EH14 5NR**

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

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**1 Purpose of report**

To consider application 04/03328/FUL, submitted by O2 (UK) Ltd. The application is for: **Installation of a 12.5 m high telecommunications column and two associated equipment cabinets at back of footway**

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

**2 The Site and the Proposal**

**Site description**

The site is located at the rear of the public footway on the southern side of Lanark Road West. To the north and south of Lanark Road West is George V Park. Beyond the rear of the footway a hawthorn hedge runs along the edge of the park.

## Site history

There is no planning history for this site.

## Description of the Proposal

It is proposed to erect a 12.5m high grey Hutchinson Engineering Flexicell 2 Column telecommunications monopole on the southern side of Lanark Road West in Currie. At the base of the mast a 1.48m x 0.35m x 1.50m green equipment cabinet and 0.19m x 0.36m x 1.40m green electrical meter cabinet is proposed. The equipment cabinets like the mast will be located at the rear of the footway parallel with the hedge to the south. Over 2.0m will be retained to the roadside edge of the footway.

## 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 need to consider:

- a) Whether the proposal is of an appropriate design and scale;
- b) Whether the amenity of neighbouring properties will be adversely affected by the proposed development; and,
- c) Whether there is an adverse impact upon road safety.

a) The proposed monopole telecommunications mast will be located in close proximity to lampposts located along Lanark Road West and will be read along with these vertical features. The proposed mast although larger than the lampposts by 2.0m is of an acceptable scale for the area and due to tapering towards the antenna at the top is also of an acceptable design. The proposed neutral colour, grey, will minimise the impact of the mast on the streetscape.

Other locations were considered and discounted for technical reasons or the potential visual impact. Alternative mast heights were also considered and whilst a 10.0m high mast is an option it would reduce the potential telecommunications coverage within the area. The proposal as it stands would reduce the need for a further mast in the area.

One of the letters of representation refers to possible damage to planting. The planting is outwith the site and should not be affected.

b) The proposal is 160m away from the nearest residential property and as a result it will not adversely affect the amenity of any neighbouring residential properties.

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 on 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 9th August 2001, instructed, that the Scottish Executive be required to ensure that appropriate measures are taken to advise the public of which statutory body was responsible for public health issues arising from the new regulations.

c) The proposed mast will leave over 2.0m of the footway width clear and Transportation have confirmed that they have no objections to the proposal. There will be no adverse impact upon road safety.

There are no material planning considerations which outweigh this assessment.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	02 - Baberton
<b>Local Plan</b>	Currie Balerno Local Plan
<b>Statutory Development Plan Provision</b>	Open Space
<b>Date registered</b>	1 November 2004
<b>Drawing numbers/ Scheme</b>	3 and 4 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, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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)

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**Application Address:** Lanark Road West (footpath)  
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## Consultations, Representations and Planning Policy

### Consultations

#### Transportation

No objections

#### 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.

#### Representations

4 letters of representation have been received raising the following material points:

- Health concerns about emissions;
- Concern over width of the pavement;
- Visually obtrusive; and
- Impact upon adjacent hawthorn hedge.

***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**

The proposal lies within an area allocated for the retention of open space in the Currie Balerno Local Plan area. The site is on a Guest House area in the Draft West Edinburgh Local Plan.

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:

Policy 2.49 states that there will be a presumption against any development on existing public open space and on private open space which serves a recreational purpose or enhances local amenities.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

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 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.

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** subject to the following

### 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.
3. The detailed specification of the proposed monopole shall be approved by the Planning Authority prior to construction and shall not be altered thereafter unless agreed in writing.

### 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.
3. To minimise the level of visual intrusion, and to protect the quality and character of streetscape as far as practicable.

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End



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# **PLANNING APPLICATION**

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<b>Proposal</b>	<b>Installation of a 12.5 m high telecommunications column and two associated equipment cabinets at back of footway</b>

<b>Application number:</b>	<b>04/03328/FUL</b>	<b>WARD</b>	<b>02- Baberton</b>
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**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**