

**Planning Permission 11/02413/FUL**  
**at**  
**Proposed Replica Pole, Antenna And Cabinet**  
**Canaan Lane**  
**Edinburgh**

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

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**1 Purpose of report**

To consider application 11/02413/FUL, submitted by Vodafone/Telefonica. The application is for: **Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet.**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The site is on Canaan Lane, which operates as a one way road from Newbattle Terrace to the western entrance to Astley Ainslie Hospital. The remainder of the lane is dual access to its junction with Woodburn Terrace.

The application site is an area of footway, within the dual access portion of the lane, close to the entrance to the Royal Blind School Campus.

The site is bound immediately to the south by NHS offices with Astley Ainslie Hospital to the east and the Royal Blind School campus directly to the North.

St Peters Primary School lies approximately 140 metres to the northwest, with residential properties approximately 80 metres to the west, on Woodburn Place and approximately 152 metres to the north, on Canaan Lane.

The immediate area is characterised by 1 to ½ storey, commercial, buildings to the north and south, with those residential tenements approximately 85 metres to the west, 4 storeys in height.

This property is located within the Grange Conservation Area.

### **Site History**

There is no relevant history for the site.

### **Pre-Application Process**

Pre-application discussions have taken place with Planning.

## **Description Of The Proposal**

The proposal is to construct a 15 metre high monopole telecommunications structure. The pole would house three O2 antennas and three Vodafone antennas.

A ground level equipment cabinet is proposed adjacent to the pole on the east side measuring approximately 1.8 metres in length, by 0.4 metres in depth and 1.5 metres in height.

The mast would be galvanised steel, painted brown with the cabinet painted green.

## **3. Officer's Assessment and Recommendation**

### **Determining Issues**

Do the proposals harm the character or appearance of the conservation area?  
If they do, there is a strong presumption against granting of permission.

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 these determining issues, the Committee needs to consider whether:

- a) the proposed development will have a detrimental impact on the streetscape or the character and appearance of the conservation area;
- b) the proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring properties;
- c) there will be any detrimental impact on road or pedestrian safety; and
- d) the applicant has adequately demonstrated that alternative sites have been examined.

### a) Grange Conservation Area Character Statement

*A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property.*

The applicant has outlined that they have taken steps to lessen the overall scale of the mast by introducing a smaller 15 metre high monopole, setting the mast against a neighbouring canopy of mature trees and by proposing to paint the mast brown.

The applicant has provided photomontages which clearly indicate the impact of the proposal.

Although visible within the street, it is considered that sufficient steps have been taken to reduce its prominence, with respect to design, height and colour.

Similarly, no residential properties will look directly onto the proposal, and given its location within a predominantly commercial area, the appearance of the conservation area will be maintained.

The scale and design of the monopole is appropriate, drawing on the positive aspects of its surroundings and respecting the historical character of the conservation area.

The applicant has indicated that in compliance with the Council's Standards set out in Non Statutory Guideline 'Radio Telecommunications', the operators will be site sharing and have limited the scale of the mast to the minimum operation size.

It is not considered that the character of the conservation area will adversely affected and the proposal will respect its immediate surroundings.

It is noted that the proposed ground based cabinet will be painted green. However, as it will be set against a stone wall, it is appropriate to require that the ground level cabinet be painted brown. This will further reduce the visual prominence of the proposal and ensure that the character and appearance of the Grange Conservation Area will be maintained.

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. The particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

c) Transport Planning was consulted and raised no concerns regarding the proposal. There will be no detrimental impact on pedestrian or road safety.

d) The applicant has submitted a supporting statement which makes reference to fifteen other sites being considered as an alternative by the operator. Seven of these include locations on the street, five on commercial buildings/sites, two on a church and another on a building which has been granted consent to be converted to residential, planning reference 06/01488/FUL.

The applicant has indicated that alternative sites have been considered as part of the site selection process. However, due to restrictions in site coverage, or unwillingness on behalf of the site providers to allow the positioning of a mast on their site, the alternative sites have been ruled out. The applicant considers that the site is one which would allow greater site coverage with less planning constraints. It is also a shared mast between two operators.

The applicant has provided sufficient justification that a sequential assessment of sites has been undertaken. This is further evidenced within the coverage plots that have been provided.

The proposal satisfies the requirements outlined in the Edinburgh City Local Plan Policy Inf 5.

In conclusion, the proposal complies with the Edinburgh City Local Plan and the Councils Non-Statutory Guidelines. The proposal will not have a detrimental impact on the residential amenity, pedestrian safety or road safety. The character and appearance of the Grange Conservation Area will be maintained.

There are no material considerations which outweigh this conclusion.

This application requires to be determined by Committee as the Council has an interest in the land.

It is recommended that the Committee approves this application subject to conditions requiring the equipment's removal should it become redundant and the requirement to submit and agree a finalised colour scheme for the ground based cabinet.

## **REASON FOR DECISION**

The proposal is in accordance with the Edinburgh City Local Plan and the Councils Non-Statutory Guidelines. The proposal will not have a detrimental impact on residential amenity or road and pedestrian safety. The character and appearance of the Grange Conservation Area will be maintained.

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.

**John Bury**  
Head of Planning

<b>Contact/tel</b>	Ross Middleton on 0131 529 6127
<b>Ward affected</b>	A10 - Meadows/Morningside
<b>Local Plan</b>	Non Statutory Policy/Guidelines
<b>Statutory Development Plan Provision</b>	Urban Area
<b>Date registered</b>	25 July 2011
<b>Drawing numbers/ Scheme</b>	01 - 03, 04A, 05, 06 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, Paul Devaney on 0131 529 3519.  
Email: [paul.devaney@edinburgh.gov.uk](mailto:paul.devaney@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

**Application Type** Planning Permission  
**Application Address:** Proposed Replica Pole, Antenna And Cabinet  
Canaan Lane  
Edinburgh

**Proposal:** Erection of 15m tall replica telegraph pole to accommodate Vodafone/Telefonica antenna within GRP shroud plus ground level cabinet.

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## Consultations, Representations and Planning Policy

### Consultations

#### Transport Assessment

*Comments:*

*I have no objections to the proposed planning application.*

### Representations

The application was advertised on 5th August 2011 and attracted 96 letters of representation. Of those, 95 letters objected to the proposal with one letter of support. One objection was redacted following consideration of further information. The objections were based on the following grounds:

a) Design and scale – addressed in section a)

- Development is out of scale with surrounding area.
- Visual prominence.
- Impact on the appearance of the Conservation Area.

b) Traffic Safety – addressed in section c)

- Safety of road users and pedestrians.

c) Site location – addressed in section d)

- Insufficient consideration given to other sites.
- Out of keeping with residential nature of surrounding area.

Other non-material objections were raised such as impact on health, property values, need for development and concerns regarding graffiti/vandalism of the ground equipment.

Concern has also been raised that the Council have not sufficiently notified the local community. The Council as Planning Authority are required to notify neighbours of proposed developments. A notifiable neighbour is defined by Government regulations as:

'land which is conterminous with or within 20 metres of the boundary of the land for which the development is proposed'

In this case, residential properties on Woodburn Terrace and the surrounding streets, fall out with the statutory 20 metres that we are required to notify. However, the application was advertised in the Edinburgh Evening News on 5.08.2011 and within the Weekly List. A site notice was also re-erected on the 23rd August 2011, following concern that the notice had not been placed near to the application site.

***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 application site is identified as being an Urban Area located within the Grange Conservation Area as defined by the Edinburgh City Local Plan.

### **Relevant Policies:**

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Inf 5 (Telecommunications) sets criteria for assessing telecommunication developments.

#### **Relevant Non-Statutory Guidelines**

**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



## Appendix B

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### Conditions/Reasons associated with the Recommendation

#### Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

#### Conditions

1. No development shall take place until the colour and finishes of the proposed ground based, Harrier, cabinet is submitted to and approved in writing by the planning authority. The approved colour and finish shall be implemented in full and maintained in perpetuity.
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.

#### Reasons

1. In order to safeguard the character of the conservation area.
2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

## **INFORMATIVES**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

**End**

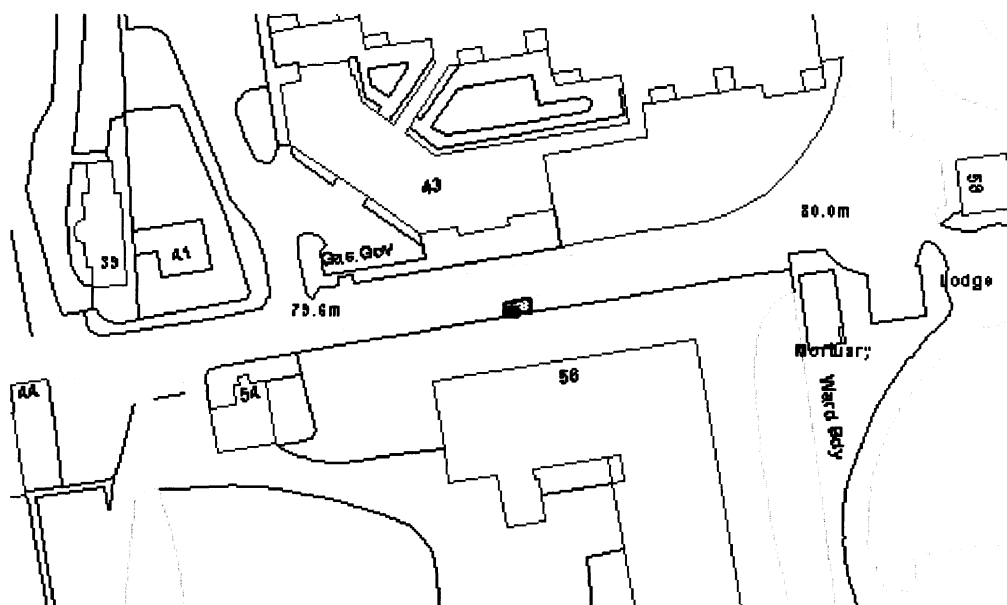
## Appendix C



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### Location Plan

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