

Planning Permission 11/02746/FUL

at

**Telecomms Mast 38 Metres South Of
41 Colinton Mains Drive
Edinburgh**

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 11/02746/FUL, submitted by Vodafone. The application is for: **Erection of 14.8m tall monopole to accommodate Vodafone 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 application site forms part of the public footpath that runs parallel to Colinton Mains Drive. It is located in front of a vertical metal palisade fence which delineates the eastern boundary of Redford Barracks, adjacent to a vehicular access to an electricity sub-station. A pedestrian access to Tesco supermarket is also located at this point and a bus stop due south. Residential properties, an area of open space and the vehicular access to Oxfords Primary School exist over Colinton Mains Drive to the east.

Site History

16 May 2011, permission refused for the proposed erection of 15m tall monopole to accommodate Vodafone and O2 antenna within GRP shroud plus 2 ground level cabinets. The application was refused due to the impact on public safety (11/00359/FUL).

Pre-Application Process

Pre-application advice was given regarding the principle of the application.

Description Of The Proposal

It is proposed to erect a monopole to accommodate three antennae, and one ground level cabinet.

The monopole will be 14.8 metres high, approximately 0.3 metres in diameter at the bottom and 0.5 metres diameter at the top.

The ground based cabinet will measure approximately 1.8 x 0.45 metres and be approximately 1.2 metres high.

The proposal is located at the rear of the pavement and would be set back approximately two metres from the road.

Supporting Information

The applicant has provided a supporting statement which covers the following issues:

- site details;
- planning legislation;
- site selection;
- equipment proposed;
- design and access; and
- additional information.

This document is available to view on the Planning and Building Standards Portal.

3. Officer's Assessment and Recommendation

Determining Issues

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 proposals will adversely affect the character of the surrounding area; and
- (b) the proposal has implications for road safety.

(a) Both local plan policy and non-statutory guidance seeks to ensure that telecommunications masts and associated equipment are sited and designed to ensure that their visual impact is minimal.

The visual impact will be minimised by the location and backdrop. Views from the west will be from within the barracks and the impact will be minor. From the north, views of the Pentland Hills will be affected, but to a minor degree due to the mast's location at the heel of the pavement. From the south, the mast will be read against the trees along the side of the barracks.

Alternative sites, including a number suggested by Firhill Community Council, have been considered by the applicant and have been ruled out for a variety of reasons.

It is therefore concluded that the visual impact of the mast and cabinets have been minimised through careful siting.

(b) The proposal has addressed the reason for refusal in the previous application. The current application ensures there is sufficient pavement width for pedestrians and there are no objections from Transport Planning.

There will be no adverse impact on road safety.

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

Alternative sites were considered and ruled out for a variety of reasons. These can be found on the Planning and Building Standards Portal.

There are no health implications or adverse impact on neighbouring residential amenity.

In conclusion, the proposals comply with the development plan and the relevant non statutory guidelines. The proposal will not adversely affect the character of the area, road safety or residential amenity. There are no material considerations which outweigh this conclusion.

As the Council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application subject to a condition requiring the equipment's removal should it become redundant.

REASON FOR DECISION

The proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on character or road safety.

John Bury
Head of Planning

Contact/tel	Ruth Bradford on 0131 529 3464
Ward affected	A08 - Colinton/Fairmilehead
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	22 August 2011
Drawing numbers/ Scheme	1, 2, 3 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,
Helen Martin on 0131 529 3517. Email: 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. Contact details can be found in the Committee Agenda papers.

Application Type Planning Permission
Application Address: Telecomms Mast 38 Metres South Of
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Consultations, Representations and Planning Policy

Consultations

Transport Planning (Development Control)

No objections to the application.

Representations

The application was advertised 9 September 2011 and two representations were received. The representations raised objections regarding the following material points:

- location of the proposal, addressed in section (a) of the assessment;
- impact on road safety, addressed in section (b) of the assessment.

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 located within urban area covered by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

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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. 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. 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.

End

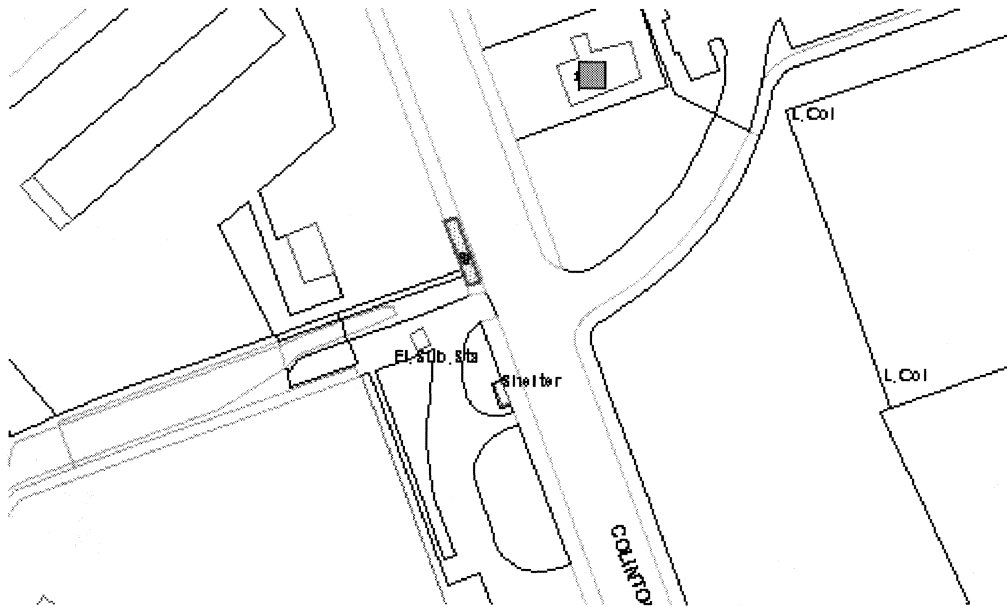
Appendix C



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Location Plan

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