

**Planning Permission 12/00231/FUL
at
Telecomms Mast 36 Metres Southeast Of 126
Balgreen Road
Edinburgh**

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

1 Purpose of report

To consider application 12/00231/FUL, submitted by Vodafone/Telefonica. The application is for: **Erection of 12.8m tall monopole supporting Vodafone/Telefonica antenna within GRP shroud, 1 300mm transmission dish plus 1 ground level cabinet.**

It is recommended that this application be **Refused** by Committee.

2 The Site and the Proposal

Site description

The application site is at the rear of the pavement on the south-west side of Balgreen Road.

The site is located adjacent to an existing cabinet and an underground junction box. There are existing vertical elements along the street in the form of trees and lampposts.

Site History

There is no relevant planning history for this site.

Pre-Application Process

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

Description Of The Proposal

It is proposed to install a 12.8 metre high monopole to house 3 Vodafone and three O2 antennas and a Vodafone dish and a freestanding equipment cabinet measuring approximately 1.6 metres high x 1.4 metres wide x 0.6 metres deep.

Supporting Information

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

- site details;
- planning legislation;
- pre-application consultation;
- 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;
- (b) the proposal has implications for road/public safety; and
- (c) The proposal would have an adverse impact on residential amenity.

(a) The proposed mast is located on the footpath adjacent to other vertical elements. Whilst the trees and lampposts are not as tall as the proposed mono-pole, they provide a suitable backdrop for the proposed mono-pole. Overall, the impact on visual amenity is low and there is no significant impact on the character of the area.

(b) The location of the proposed mast and equipment cabinet is within vehicle drivers' direct line of vision and would be a distraction to the drivers. The proposal would, therefore, be detrimental to the safety of drivers and pedestrians. Transport Planning has objected to the proposal.

(c) 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.

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

In conclusion, the proposals do not comply with the development plan and the relevant non statutory guidelines. The proposal will adversely affect road safety. 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 refuse this application.

REASON FOR DECISION

The proposals do not comply with the development plan and there is a significant impact on road safety.

John Bury
Head of Planning & Building Standards

Contact/tel	Ruth Bradford on 0131 529 3464
Ward affected	A06 - Corstorphine/Murrayfield
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	1 February 2012
Drawing numbers/ Scheme	1, 2, 3, 4, 5 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin, helen.martin@edinburgh.gov.uk, 0131 529 3517

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: Telecomms Mast 36 Metres Southeast Of 126
Balgreen Road
Edinburgh

Proposal: Erection of 12.8m tall monopole supporting Vodafone/Telefonica antenna within GRP shroud, 1 300mm transmission dish plus 1 ground level cabinet.

Reference No: 12/00231/FUL

Consultations, Representations and Planning Policy

Consultations

Transport (Development Control)

I would advise that the application be refused.

The equipment is being located in a position that is within driver's direct line of vision and therefore would be a distraction that would be detrimental to road safety to both drivers and pedestrians.

Representations

Two representations were received which raised objections on the following material points:

- impact on the character of the area, addressed in section (a) of the assessment;
- impact on road safety, addressed in section (b) of the assessment;
- impact on residential amenity, addressed in section (c) 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 Refused, by Committee for the reasons below.

Conditions:-

Reasons:-

1. The location of the proposal would cause a distraction to drivers to the detriment of road safety for both drivers and pedestrians.

End

Appendix C



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Location Plan

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