

**Planning Permission 12/00131/FUL
at
Telecomms Mast 42 Metres Southeast Of 44
Biggar Road
Edinburgh**

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

1 Purpose of report

To consider application 12/00131/FUL, submitted by Vodafone (UK). The application is for: **Proposed telecommunications installation.**

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

2 The Site and the Proposal

Site description

The application site is located in the centre of the pavement on the west side of Biggar Road.

The site is located adjacent to a bus stop and bin. There is a small existing telecommunications cabinet located to the rear of the pavement. There are existing services such as gas and electricity located underground to the rear of the pavement.

Site History

There is no relevant planning history for this site.

Pre-Application Process

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

Description Of The Proposal

It is proposed to install a 14.8 metre high monopole and equipment cabinet measuring approximately 1.7 metres high by 2 metres wide by 0.9 metres deep.

The development is required as part of an upgrade to provide improved 3G coverage in the Swanston area for Vodaphone and O2.

Supporting Information

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

- site details;
- pre-application consultation;
- Technical information and justification;
- site selection;
- equipment proposed; and
- planning policy.

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 safety; and

(c) the proposal will adversely affect residential amenity.

(a) The location is required to ensure Third Generation (3G) network coverage within the area. The applicant has demonstrated that alternative site options have been explored and that this is the most suitable option.

The proposed monopole and associated equipment cabinet are located in an area with existing vertical elements such as lampposts and trees. Although the proposed monopole is taller than the existing lampposts and trees, it will not significantly impact on, or alter, the character of the area.

There is no adverse impact on the character of the surrounding area.

(b) Transport is satisfied that the position in the centre of the pavement is justified in this instance and has raised no objection to the proposal. There would be no adverse impact on road safety.

(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 is no 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 removal of the equipment 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 & Building Standards

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	24 January 2012
Drawing numbers/ Scheme	1, 2, 3, 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 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 42 Metres Southeast Of 44
Biggar Road
Edinburgh

Proposal: Proposed telecommunications installation.
Reference No: 12/00131/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning (Development Control)

I would be pleased if the application could be continued.

Equipment should be related to a position away from bus stop. Reason to allow free movement of pedestrians at the stop.

Representations

No representations have been received.

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

Appendix B



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Conditions/Reasons associated with the Recommendation Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated 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

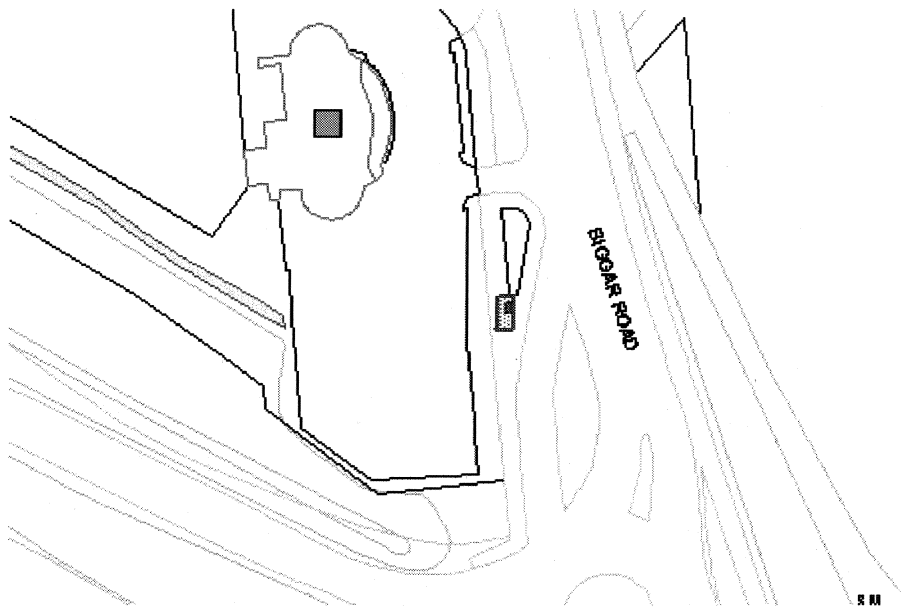
Appendix C



Application Type Planning Permission

Proposal: Proposed telecommunications installation.

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Location Plan

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