

Development Management Sub Committee

Wednesday 28 August 2013

**Application for Planning Permission 13/01908/FUL
At Telecomms Mast 50 Metres West Of 65, Colinton Road,
Edinburgh**

Proposed replacement of existing 15m tall 'Saturn' monopole with 15m tall 'Elera' monopole supporting antenna within GRP shroud plus 2 x 300mm transmission dishes. The removal of 1 cabinet and replacement with 2 cabinets.

Item number	4.4
Report number	
Wards	A10 - Meadows/Morningside

Links

Policies and guidance for this application	LPC, CITE6, CITE12, CITI5, NSG, NSRTEL, OTH, CRPMER,
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Executive summary

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Edinburgh
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with 15m tall 'Elera' monopole supporting antenna within
GRP shroud plus 2 x 300mm transmission dishes. The
removal of 1 cabinet and replacement with 2 cabinets.**

Summary

The proposals comply with the development plan and, with the imposition of an appropriate condition, will comply with the Radio Telecommunications non-statutory guideline. The character of the conservation area will be maintained and matters of road safety and neighbouring amenity will not be detrimentally affected.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

Pre-application discussions took place on this application.

Publicity summary of representations and Community Council comments

The application was advertised on 7 June 2013 and 24 letters of objection were received from neighbouring properties raising the following material issues:

- Impact on conservation area and wider townscape;
- Design and materials;
- Pedestrian safety concerns; and
- Residential amenity.

Non-material comments were also raised.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

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1. Background

1.1 Site description

The application site comprises an existing electronic communications base station facility contained within part of the existing public footway on the north western side of Colinton Road, situated to the east of its junction with South Ettrick Road.

At the application site, the adjacent stone boundary wall steps downhill in height from east to west, measuring 2.5 metres to the west of the monopole position and 3.0 metres above ground level to the east.

The overall road width measures 13.3 metres with a carriageway width of 8.6 metres and footway width of 2.7 metres, at the application site. This part of Colinton Road is framed by mature trees set to the rear of the high stone boundary walls.

Generally, the area is residential in character with stone villas set back within their individual feus, but also includes gatehouse dwellings set forward to the road.

To the south stands George Watson's College with the school buildings set back behind existing sports pitches. To the north stands a six-storey flatted block at Abbotsford Court set behind an extensive area of communal ground. That ground is set behind the stone retaining wall to the road and stands 1.1 metres above the level of the public road. To the west, fronting Colinton Road, stand individual large villas set towards the rear of their plots and to the east there are villas fronting onto Tipperlinn Road, with large rear gardens.

This property is located within the Merchiston & Greenhill Conservation Area.

1.2 Site History

The relevant site history is:

28 April 2011 - Planning permission was refused for the formation of a telecommunication base station, including; a 15 metre high support mast, designed as a 'replica telegraph pole' and three equipment cabinets (Ref 11/00333/FUL).

The reasons for refusal were:

1. *The proposal is contrary to Edinburgh City Local Plan Env 6 in respect of Conservation Areas - Development, Policy Inf 5 in respect of Telecommunications, and Non-Statutory Guidelines in respect of Radio Telecommunications, as the proposal will unduly dominate this part of the overall streetscape to the detriment of the prevailing character and appearance of this part of the conservation area.*

2. *The proposal is contrary to the Non-Statutory Guidelines in respect of Radio Telecommunications as from the information provided it is not accepted that the applicant has clearly demonstrated that all alternative sites have been appropriately considered in identifying this site option and therefore that the principle of the development is acceptable at this location.*

8 November 2011 - An appeal to the Directorate for Planning and Environmental Appeals against the above decision was upheld and planning permission was granted for the telecommunication base station subject to conditions (Ref PPA-230-2060).

Conditions

1. *Before any work starts on site in implementation of this permission, details of the proposed depth and diameter of the mast foundation, along with an assessment of any potential impact for the integrity of the adjoining mature trees, should be submitted for the written approval of the planning authority. Thereafter, the development shall be implemented in accordance with the approved details.*

2. *No permission is hereby granted for the ground cabinets to be coloured green. Before any work starts on site in implementation of this permission, an alternative paint scheme shall be submitted for the written approval of the planning authority showing the cabinets coloured to blend with the stone wall backdrop. Thereafter, the development shall be implemented in accordance with the approved details.*

3. *Within 3 months of the telecommunications installation hereby approved becoming obsolete or redundant, a scheme for the removal of all equipment and reinstatement of the site, as well as for the timing of that all work, shall be submitted for the written approval of the planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details.*

2. Main report

2.1 Description Of The Proposal

The application is for the replacement of an existing monopole with a different type of monopole to the same height and the removal of one associated cabinet and its replacement with two cabinets, all at the same location.

The existing mast is a 15 metre tall 'Saturn' monopole and is to be replacement by a 15 metre tall 'Elera' monopole on the existing root foundation.

The new Elera monopole differs from the existing with a shroud at a greater diameter to the support pole and a chamfered connecting section, whereas the Saturn monopole replicates a timber telegraph pole and is of a uniform diameter throughout its length. It will also support two, 300mm transmission dishes.

The existing cabinet measures 1.9 metres in length by 0.8 metres in width by 1.5 metres in height. The two replacement cabinets each measure 1.3 metres in length by 0.7 metres in width by 1.45 metres in height.

It is proposed that the replacement mast and cabinets will be coloured brown to match the existing wall, as required by the previous grant of planning permission.

The resultant base station is to be shared by Vodafone Ltd and Telefonica UK Ltd.

2.2 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?

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- (a) the principle of the proposal is acceptable in this location;
- (b) the proposals preserve or enhance the character and appearance of the conservation area;
- (c) the proposed scale, form, design and materials are acceptable;
- (d) the proposals affect road safety;
- (e) the proposals will result in an unreasonable loss of neighbouring amenity;
- (f) the proposals have any equalities or human rights impacts; and
- (g) comments raised have been addressed.

a) The Acceptability of the Proposal in this Location

The principle of an electronic communications base station at this location was established at appeal following a previous refusal of planning permission by the Council.

The proposal here is for a different form of monopole and equipment cabinets so as to ensure a continuing upgrade of the site to facilitate additional network capacity and associated improved service for customers.

b) Impact on Character and Appearance of the Conservation Area

Merchiston and Greenhill Conservation Area Character Statement emphasises the spatial character of Colinton Road, a tree lined avenue, as a major road dividing distinct parts of the conservation area. It also identifies this site as falling within part of the green edge, at the western entrance to the conservation area.

The revised monopole will have only a minimal impact on the wider streetscape from that of the existing monopole on site. Equally, the removal of one of the two existing cabinets and its replacement by two, slightly smaller cabinets, also set back against the existing boundary wall, will have a limited visual impact on the streetscape at this location.

As the proposal is to use the existing foundation root for the replacement monopole there will be no impact on the trees within the adjoining Abbotsford Court site as a result of the proposal.

Subject to the imposition of the condition, as imposed by the appeal decision, ensuring the removal of all of the equipment and the suitably reinstatement of the site, when the equipment becomes obsolete or redundant, the proposal would not represent a significant or detrimental impact on the existing character and appearance of the conservation area or of the surrounding streetscape at this location.

c) Scale, Form and Design (Materials)

The replacement is no taller than the existing monopole and the associated equipment cabinets are as small and compact as practicable, to provide the range of services necessary to meet with the applicants licence conditions. The monopole and equipment cabinets are to be brown painted metal. They are suitably slim-line in appearance and would not have a detrimental impact upon this part of the streetscape when viewed from the surrounding public realm.

d) Road Safety Issues

The proposal, given its size and location within the public footway with respect to the existing development, raises no additional matters of road or pedestrian safety at the site.

e) Neighbouring Amenity

The character and appearance of the part of Colinton Road includes this existing monopole and associated equipment. The proposal represents a small but material alteration to the appearance of the existing equipment.

The equipment has been kept to the minimum necessary to provide the facilities and services required by the applicants licence conditions and will not result in any detrimental levels of overshadowing or other impact on the levels of residential amenity presently enjoyed by the occupants of the neighbouring properties.

The outlook from the neighbouring residential properties at Abbotsford Court will remain virtually unchanged and there will be no greater impact as a result of the proposals.

The applicant has certified that the power output of all of the proposed apparatus complies with the internationally recognised ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields.

f) Equalities and Human Rights Impacts

This application has no impact in terms of equalities and human rights. An Equalities and Rights impact assessment has been completed.

g) Public Comments

Material representations-

- impact on the conservation area and wider townscape; this has been addressed in section 2.3(b);
- design and materials, are addressed in section 2.3(c);
- pedestrian safety concerns, are addressed in section 2.3(d); and
- residential amenity, is addressed in section 2.3(e).

Non-material representations-

- concerning interference with local TV signals
- health issues
- impact on view and
- exacerbate existing graffiti.

CONCLUSIONS

As the Council is the landowner it has an interest in the application and a Committee decision is required.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidance, preserve the character and appearance of the conservation area and would not prejudice road safety or residential amenity. There are no material considerations which outweigh this conclusion.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

1. Within 3 months of the telecommunications installation hereby approved becoming obsolete or redundant, a scheme for the removal of all equipment and reinstatement of the site, as well as for the timing of that all work, shall be submitted for the written approval of the planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details.

Reasons:-

1. To minimise the level of visual intrusion in the streetscape 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.

Statutory Development

Plan Provision

Edinburgh City Local Plan - Urban Area and designated Conservation Area.

Date registered

23 May 2013

Drawing numbers/Scheme

01-04,

Scheme 1

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Links - Policies

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 Env 12 (Trees) sets out tree protection requirements for new development.

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

Other Relevant policy guidance

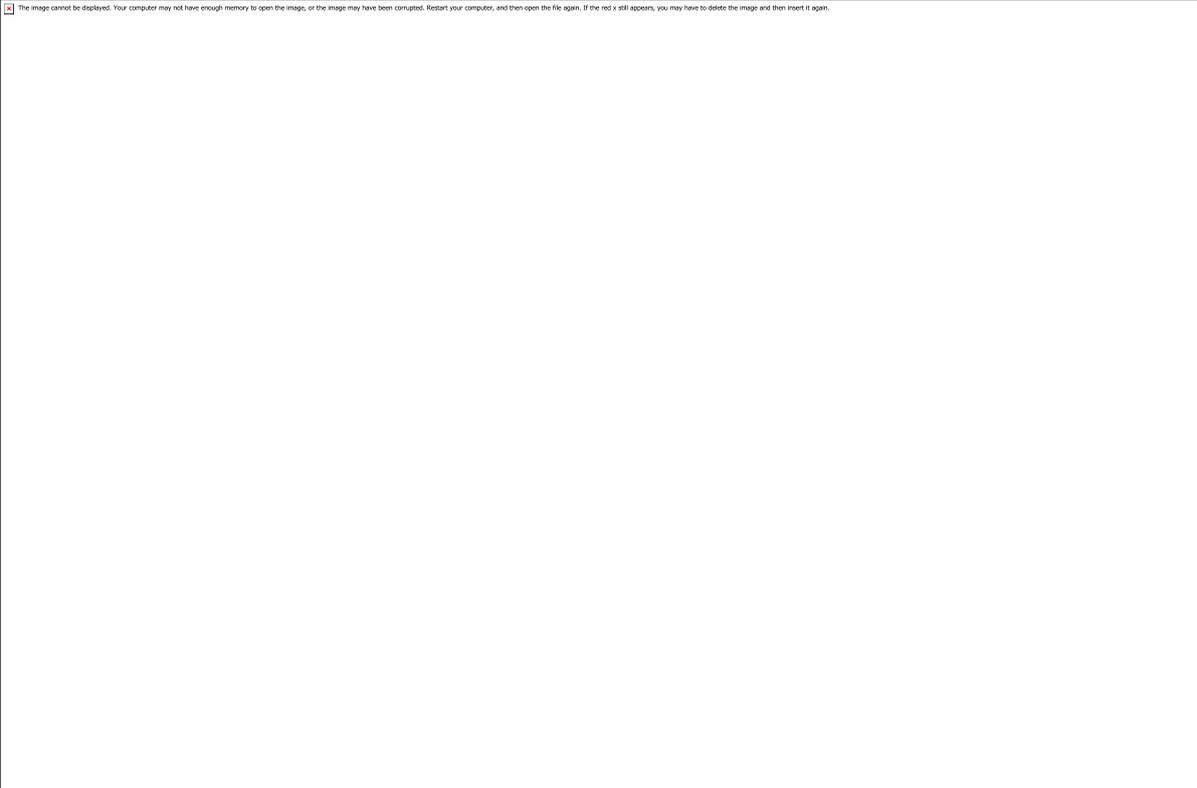
The Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area

Appendix 1

Consultations

No consultations undertaken.

Location Plan



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