

Full Planning Application 06/01521/FUL
at
87 Pennywell Gardens
Edinburgh
EH4 4TE

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/01521/FUL, submitted by Miss English. The application is for: **Install 9 additional Vodafone dish antennas (2 x 600mm and 7 x 300mm) and 3 Vodafone radio equipment housings on an existing telecommunications rooftop site**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property is a 21-storey residential block with a height of 57 metres to roof level and 61 metres to the top of the plant housing. The building's design includes projecting balconies in red panelling, with concrete bases, which provide a strong horizontal design element. The parapet to the block is enclosed by a 1.2-metre high railing fence and there are a number of antennas located adjacent to the parapet, as well as an existing telecommunications mast sited on top of the recessed, roof plant-housing.

Site History

30 November 1995 - A proposed telecommunications mast on the roof of Martello Court was confirmed as being permitted development.

4 July 1997 - Planning permission was granted for a single microwave dish on the roof of the block (Scottish Telecom) (97/01601/FUL).

23 December 1999 - Proposed additional telecoms equipment cabinets on the roof were confirmed as being permitted development (Orange).

22 November 2000 - Planning permission was granted for two additional antennas on the existing mast (Orange) (00/02799/FUL).

7 August 2002 - Planning permission was granted for replacement panel antennas (Orange) (02/01441/FUL).

21 August 2003 - Planning permission was granted for the installation of six panel antennas (2.0 x 0.2 metres) and two dish antennas (0.6 metres diameter) on the parapet (Vodafone) (03/02522/FUL).

Description of the Proposal

It is proposed to install 7 x 0.3m and 2 x 0.6m diameter dish antennas on the west, south and east parapets of the building. Three equipment cabinets will be placed adjacent to the roof-top plant housing.

The applicant has certified that the proposed apparatus complies with ICNIRP guidelines on the limitation of exposure of the general public to electromagnetic fields. It has also been confirmed that the cumulative impact, including existing apparatus, is also ICNIRP compliant.

The applicant has submitted a full statement explaining the operational context of the proposals.

3 Officer's Assessment and Recommendations

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, are there any compelling reasons for approving them?

ASSESSMENT

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

The proposal:

- a) Is in keeping with its surroundings,
- b) Represents the best siting option and
- c) Complies with safety standards.

a) The tower block already has a stub mast and antennas on the roof-top plant housing and an array of antennas arranged around the parapet railing. The proposal for nine small dish

antennas will not be out of keeping with the existing appearance of the top of the building. Three proposed equipment cabinets will be placed against the existing lift housing for the block and will be imperceptible at street level.

b) The proposal is not a typical mobile phone telecommunications installation but is a base station which will be used to provide direct and unobstructed (point-to-point) links to a wider network of about a dozen similar installations in Edinburgh. It will not be used to provide conventional local telecoms access. The location is well suited to fill a gap in the operator's network in north west Edinburgh and the high building is also necessary to provide line-of-sight to installations some 5 miles distant. The location is also well sited to connect into the fibre-optic terrestrial network.

The area does not have a greater density of telecommunications installations than any other part of the city.

This is an established telecommunications site and permits sharing by a number of operators (Vodafone, T-Mobile, Orange, Police). It is accepted that this is the best location for the particular facility in this district.

The antennas and cabinets will be sited below the highest part of the building and do not exceed ninety metres in height above ground level. The aviation authority does not therefore require to be consulted.

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 of the International Commission on non-ionising Radiation Protection. The applicant has also confirmed that the cumulative impact of the various installations on the building also complies with ICNIRP standards. This meets the current government requirements and satisfactorily addresses the issues of potential or perceived health risk, and the particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

The Planning Committee, on 9 August 2001, instructed that the Scottish Executive be requested to ensure that appropriate measures are taken to advise the public of which statutory body is responsible for public health issues arising from the new regulations.

In conclusion, the proposals are in keeping with the character and appearance of the building and it is an optimum location in operational terms. The health issue is satisfactorily addressed.

It is recommended that the Committee approves this application, subject to a condition requiring removal of the apparatus when redundant.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|---------------------------------|
| Contact/tel | Ian Smith on 0131 529 3555 |
| Ward affected | 07 - Muirhouse/Drylaw |
| Local Plan | North West Edinburgh Local Plan |
| Statutory Development Plan Provision | Mainly Residential Area |
| Date registered | 24 April 2006 |
| Drawing numbers/ | 01-04 |
| Scheme | 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, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk or Alan Henderson on 0131 529 3494. Email: alan.henderson@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 on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 87 Pennywell Gardens
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Reference No: 06/01521/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 21 April 2006.

Muirhouse Community Council has objected on the following counts:

- i) That this application intends to increase the number of mobile telephone masts and antenna dishes by adding a further 9 to the considerable number of antennas currently operating at 87 Pennywell Gardens.
- ii) That this increase of mobile phone antennas may prove to be detrimental to the health of the residents within the Muirhouse and Salvesen community.
- iii) To allow time for further community consultation and to seek advice from relevant health experts.
- iv) To gather information on the number of mobile phone antennas currently operating in and adjacent to the Muirhouse/Salvesen area, compared to other communities across Edinburgh.

Councillor Hinds supports the grounds for objection and has asked that the case be reported to Committee.

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

NPPG 19 (National Planning Policy Guideline on Radio Telecommunications) aims to enable the telecommunications industry to expand and diversify, but in a way which is sensitive to the environment and public concerns over emissions. It notes that where applicants demonstrate that

they have given proper regard to siting and design issues, including the consideration of options, and have minimised environmental effects, it is unlikely that refusal would be warranted.

The building is in a Mainly Residential area in the North West Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

In the draft West Edinburgh Local Plan, the site is within the designated Urban Area.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Relevant policies of the Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ13 imposes controls over telecommunications developments in areas of environmental or heritage significance or where they would be detrimental to residential character

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**

Conditions

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

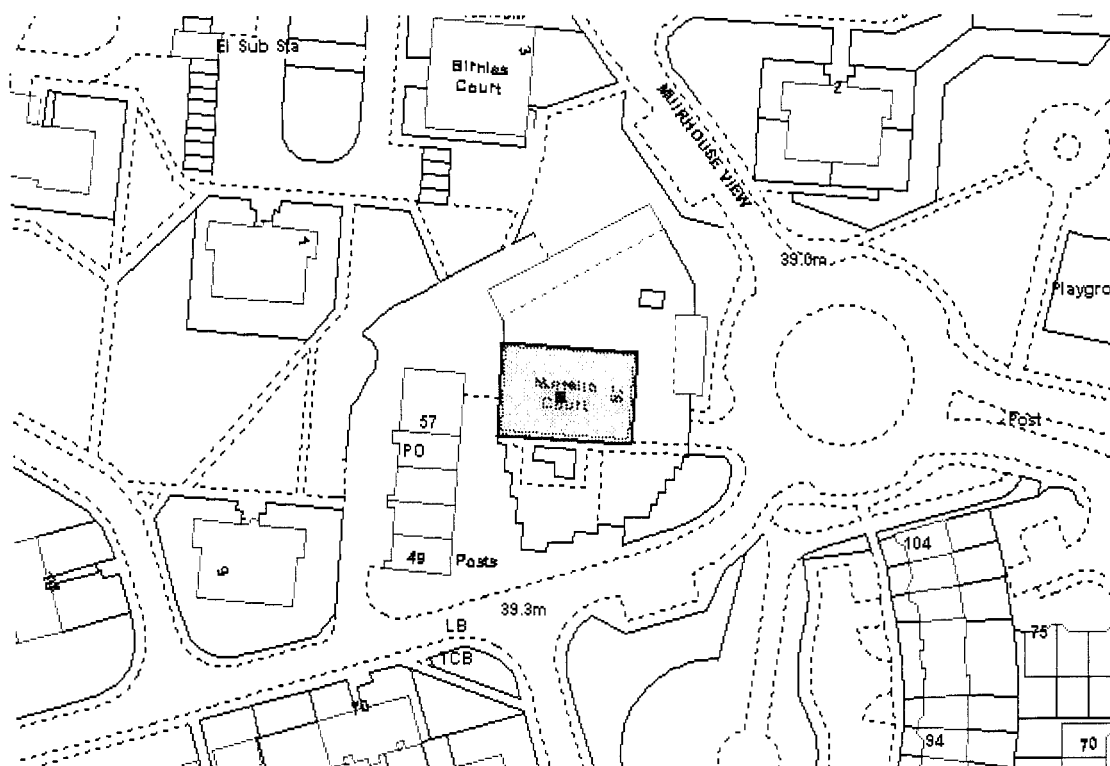
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

End

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Location Plan

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