

Full Planning Application 05/02561/FUL
at
Orange Telecomms Mast At Roadside Pavement
Charterhall Road
Edinburgh
EH9 3HP

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/02561/FUL, submitted by Orange PCS. The application is for: **Street works column and antenna for the purposes of telecommunications**

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

2 The Site and the Proposal

Site description

The site is a pavement location on the north side of Charterhall Road, one of the main approaches to the City. Residential properties lie directly behind the site on Charterhall Grove, these sit at a lower level to Charterhall Road. There is a hedge running along this side of the road screening the properties from the road. Directly opposite the site are residential properties that are in an elevated position. Number 32 is a category B listed building.

The site is not located within a conservation area.

Site history

There is no relevant planning history for the site.

Description of the Proposal

The proposal is for a 9 metre high streetworks monopole with antennae and associated cabinet on the pavement of the north side of Charterhall Road. The cabinet would measure 1450mm x 650mm x 1250mm high.

The applicant has submitted a Declaration of Conformity with ICNIRP Public Exposure Guidelines.

The applicant has submitted a supporting statement which seeks to demonstrate the site search process which has been carried out leading to this proposal.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the listed building or its setting or any features of special or historic interest? There being a strong presumption against granting permission if they do not;
- Do the proposals comply with the development plan?
- If the proposals do not 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 proposed mast will have a detrimental impact on the character or appearance of the area and the setting of the listed building opposite;
- b) The proposed mast will have a detrimental impact on the amenity of the occupiers of any neighbouring property

c) The applicant has adequately demonstrated that alternative sites have been examined

d) The proposal affects pedestrian or road safety

a) The site chosen is particularly well suited to the location of a monopole and associated cabins. The pole is located 18 metres from an existing lamppost and has been sited at a point where there is hedging along the footway and a backdrop of high trees. The monopole is 9 metres in height and is similar to the height of the existing lamppost. The residential properties to the north of the site are located 12 metres from the pole and are at a lower level. The properties to the south and in particular number 32, a category B listed building, is set 40 metres from the pole and are elevated from the street level. The size and location of the pole is not considered to have a detrimental effect upon the character and appearance of the area. As the properties to the south are elevated the pole will not interrupt their views and is sufficient distance from the listed building so as not to affect its character and appearance. The monopole is well-positioned in relation to the neighbouring lampposts, thus avoiding clutter. The proposal is visually acceptable within the context of its urban location.

b) The site is a sufficient distance from the neighbouring residential properties and is located on a busy main road.

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 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 required to ensure that appropriate measures are taken to advise the public of which statutory body was responsible for public health issues arising from the new regulations.

The amenity of neighbouring property will not be adversely affected.

c) The applicants submitted information on the possibility of using other sites in the area and also the possibility of mast sharing. In their supporting statement the following sites were highlighted.

Reid Memorial Church and the roadside pavement Blackford Avenue West. The reason for not choosing these options are given in the supporting documentation.

The developer has satisfactorily shown that other potential options for sites in the area requiring the network coverage have been investigated and proven to be unsuitable.

d) The siting within the recessed site adjacent to the footway ensures no interference with pedestrian movement at all, and no interference with vehicular movement or sight lines.

The proposal will not prejudice visual, residential amenity or road safety and is in accordance with policy and guidance.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	49 - Newington
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	25 August 2005
Drawing numbers/ Scheme	01-02

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Orange Telecomms Mast At Roadside Pavement
Charterhall Road
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EH9 3HP

Proposal: Street works column and antenna for the purposes of telecommunications

Reference No: 05/02561/FUL

Consultations, Representations and Planning Policy

Consultations

Representations

Neighbour Notification was carried out on 1 August 2005 and the application was advertised on 2 September 2005. A total of twenty-five letters of objection have been received. One letter of comment was also received. The issues raised are;

1. Visual intrusion
2. Damage the setting of the listed building
3. Health risks

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

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD12 (HEIGHT CONTROL) protects the city's historic skyline and views from adverse high development.

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

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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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 the equipment becomes obsolete or redundant, it must be removed and the site reinstated to the satisfaction of the Head of Planning and Strategy before work commences on site.

Reasons

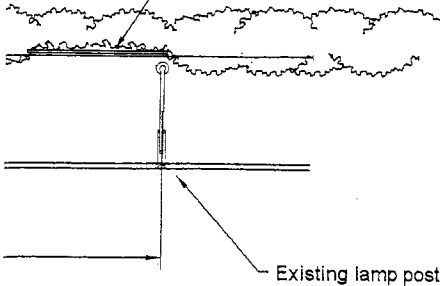
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to minimise visual intrusion and ensure the reinstatement of the site to a satisfactory standard.

End

Existing hedge

Existing steel
4-bar fence

Existing vertical
boarded fence



Existing lamp post

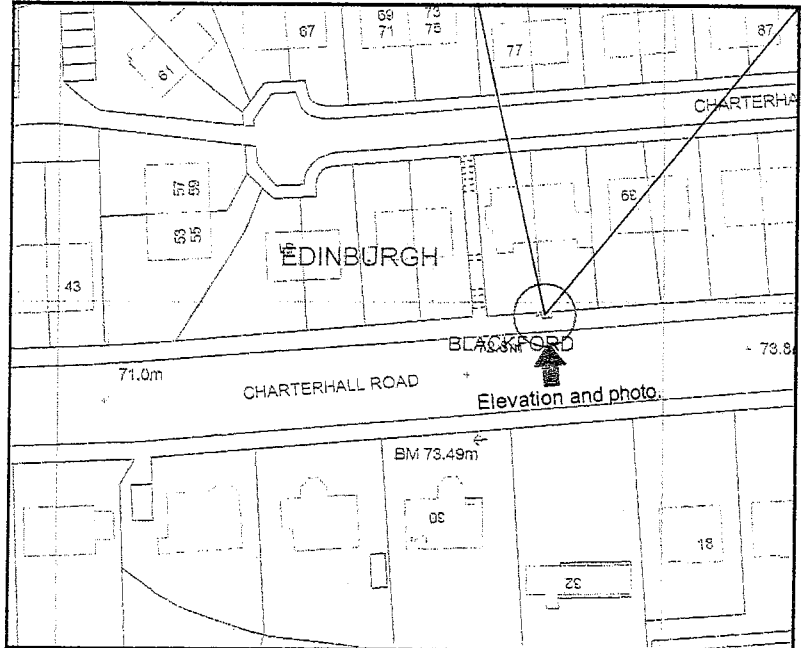


PHOTO (EXISTING)

SITE DIRECTIONS:

From the A720 City of Edinburgh bypass take the A702 Comiston Road towards the city centre. In Morningside turn right into Cluny Gardens which becomes Charterhall Road. The site is on the left after Oswald Road.

PROPOSED LOCATION OF SITE



BLOCK PLAN
1:1250

National Grid Reference: 325780E 670997N

PLANS ARE AVAILABLE AT THE OFFICES OF ORANGE PCS LTD. & FROM THE RELEVANT STATUTORY UNDERTAKERS SHOWING THE EXTENT OF SERVICES IN THE FOOTWAY

EQUIPMENT COLOURS (SPECIFIED BY BS No.):

- 1. Cabinet - BS 4800 12B29 (midnight green)
- 2. Lamppost - BS 4800 08B21 (fawn)

PROPOSED ANTENNA KEY

ITEM	FUNCTION/ LINK NO.	SECTOR	TYPE / SIZE	BEARING	HEIGHT TO CL OF ANTENNA FROM FFL	HEIGHT TO CENTRE OF DISH FROM FFL	REMOTE LNARFU Y/N
A1,A2	TX/RX	A	IKO103A	OMNI	8.115m	NA	

FEEDER KEY

TO:	QTY:	TYPE:	OUTER DIA.	MIN. BEND RAD.	LENGTH	COLOUR	NAME
A1,A2	2	LDF 4-50	16mm	125mm	11.5m	-	-

REC SUPPLY REQUIRED FOR POWER

NOTES:
1. Cabinet to be set out in OPCS cabinet to be confirmed.
2. Lamppost access door is to face away from ongoing traffic.

COLOUR CHART (represents proposed work and not the actual colour of Orange equipment)

Black	Text and existing buildings, structures, masts, trees, Orange and other Operators equipment
Green	Proposed Orange installation
Blue	Access route
Yellow	Proposed cable routes
Red	Proposed site barriers

IRP Design Classification - Public

TITLE
GENERAL ARRANGEMENT
BLACKFORD
CHARTERHALL ROAD
EDINBURGH

St. James Court
Great Park Road
Almondsbury Park
Bradley Stoke
Bristol BS12 4QU
Tel 01454 624622
Fax 01454 624623

FIRST ISSUE A 28.06.05

DESCRIPTION BY DATE

DRAWN DP CHECKED NG APPROVED

DATE 27.06.05 DATE 28.06.05 DATE

DRAWING SIZE A3

UNITS IN mm UNLESS OTHERWISE STATED.

DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS

THIRD PARTY REF.

MCT 014427 - 45897

SITE CODE

LOT 7074

OPT LETTER

A

DRG TY

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