

**Full Planning Application 05/02782/FUL
at
Telecomms Mast Adjacent To
Lanark Road West
Currie
Edinburgh**

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

12 October 2005

1 Purpose of report

To consider application 05/02782/FUL, submitted by Vodafone (UK) Ltd. The application is for: **Access ladder, small landing platforms at 9.7 metres and 23 metres (AGL) to be located on the existing chimney**

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 an industrial building located to the south of the Lanark Road in the Water of Leith valley. The building is made up from several different elements up to around 5 storeys in height. There is a 24.0m square chimney linked to the building which is 6.6m higher than the 17.4m building.

Site history

17 February 2005, planning consent was granted for the installation of 3 no 3G antennas within a disguised GRP enclosure at the top of an existing 24 metre high chimney that is to be extended by 4m to 28 metres, reference 04/04100/FUL. This consent has yet to be implemented.

Description of the Proposal

It is proposed to erect an L-shaped landing platform wrapping around the south eastern and south western elevations of the chimney 9.7 metres above ground level. A further landing platform is proposed on the south eastern elevation 23.0 metres above ground level. Each landing platform would be 0.5m deep and have a 1.1m high balustrade around the edge of the platform. Access to the landing platforms would be gained from ground level via access ladders attached to the chimney.

The access platforms are intended to gain access to the proposed telecoms equipment.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are: -

- 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 the determining issues, the Committee need to consider:

- a) Whether the proposal will cause any adverse visual impact.
- a) The lower platform will generally be hidden from view by the existing building whilst the upper platform will generally only be seen from the Water of Leith footpath to the south.

The south western side of the upper platform will be visible from Lanark Road West however both platforms are generally permeable and given the industrial

setting the proposal, is visually compatible with the building. The proposal is considered acceptable.

A condition agreeing the colour of the equipment would ensure that the equipment is an appropriate colour.

The agent advised that the existing chimney is capped and as a result access to the proposed telecoms equipment cannot be gained internally.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application, subject to a condition regarding the colour of the proposed platforms and access ladders.

ADDENDUM

On 12 October 2005 the Development Quality Sub-Committee continued this application was continued to allow the possibility of uncapping the chimney for internal access to be investigated.

The agent has advised that if the cap was removed to facilitate access the chimney would be considered a confined space and due to Health and Safety requirements access could not be gained through there. Additionally, due to the historical use of the site, the nature of chemicals that have passed through the chimney is unknown and chemical remnants may now exist within the chimney. Therefore, due to Health and Safety reasons, internal access to the telecommunications equipment is not feasible.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
Ward affected	02 - Baberton
Local Plan	Currie Balerno
Statutory Development Plan Provision	Residential Area
Date registered	31 August 2005
Drawing numbers/ Scheme	1-6 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, Helen Martin on 0131 529 3517. Email: helen.martin@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: Telecomms Mast Adjacent To
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Consultations, Representations and Planning Policy

Consultations

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

We would, however, make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in the attached Advice Note 4, 'Cranes and Other Construction Issues' (also available at www.caa.co.uk/srg/aerodrome).

Representations

Three letters of representation were received, one from a neighbouring property, one from the local councillor and one from Currie Community Council. The following material point was raised in relation to this proposal:

- Visual impact

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 proposal lies within an area allocated for industry in the Currie Balerno Local Plan area where industrial development will be encouraged. The site is similarly allocated in the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Currie Balerno Local Plan

Policy 2.37 states that favourable consideration will be given to proposals for the expansion of existing firms and for new development for industry, primarily within the built up area provided they are not detrimental to residential or rural amenity.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy ED1 Supports the development of sites ECON 1- ECON 11 for appropriate uses. Other uses will only be permitted where they are compatible with business and industry uses and there is no detrimental impact on the supply of business and industrial land. Proposals should be compatible with the character of the site and the surrounding area. Outwith these sites major proposals for business and industrial development will not be permitted.

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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. The detailed specification of all the elements of the proposal shall be approved by the Planning Authority prior to their construction and shall not be altered thereafter unless agreed in writing.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard visual amenity.

End



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PLANNING APPLICATION

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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**