

# Development Management Sub Committee

Wednesday 29 July 2015

**Application for Planning Permission 14/04980/FUL  
At Telecomms Mast 70 Metres Northwest Of 50, Greenbank  
Drive, Edinburgh  
Permanent telecoms mast to replace the temporary masts  
currently on the golf course (as amended).**

<b>Item number</b>	8.3
<b>Report number</b>	
<b>Wards</b>	A09 - Fountainbridge/Craiglockhart

## Summary

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The proposal does not adversely affect the character and appearance of the Area of Great Landscape Value, Nature Conservation Site, Open Space and Craiglockhart Hills Conservation Area or adversely impact on key views or residential amenity. There are no material considerations that outweigh this conclusion and approval is recommended.

## Links

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[Policies and guidance for this application](#) LPC, CITE6, CITE11, CITE15, CITI5, CITOS1, NSG,

# Report

## **Application for Planning Permission 14/04980/FUL At Telecomms Mast 70 Metres Northwest Of 50, Greenbank Drive, Edinburgh Permanent telecoms mast to replace the temporary masts currently on the golf course (as amended).**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site forms part of the Merchant's of Edinburgh Golf Course. It is located on the south side of Glenlockhart Road in an elevated position on the lower slopes of Wester Craiglockhart Hill. The site has trees to the west and the site located to the south is currently under construction for 9 residential units.

The site lies within an Area of Great Landscape Value.

This application site is located within the Craiglockhart Hills Conservation Area.

#### **2.2 Site History**

2 November 2011 - Planning Permission granted for the erection of 23.5m tall lattice mast to accommodate telefonica and others (as replacement for existing apparatus on BT Tower off Greenbank Road), 9 equipment cabinets (all within timber close boarded fence compound) (11/02805/FUL)

### **Main report**

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#### **3.1 Description Of The Proposal**

##### **Scheme 2**

The location of the mast has been relocated 3.5 metres to the north of the location proposed in scheme 1 and 3 metres east to avoid any impacts on the trees.

##### **Scheme 1**

The proposal is for a 23.4 metre high and 1.1 metre wide telecommunications mast and associated equipment cabinets. These will be enclosed within a concrete compound measuring 10.9 metres in length by 3 metres in depth and enclosed by a 2 metre high close boarded fence. The mast is required to replace the existing two temporary masts located within the golf course.

### 3.2 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?

### 3.3 Assessment

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

- a) the proposal will have an adverse impact on the character and appearance of the conservation area, Area of Great Landscape Value, Nature Conservation Site and Open Space;
- b) the proposal will have a detrimental impact upon the key views of the Pentland Hills;
- c) the proposal will be detrimental to the amenity of neighbours;
- d) any impacts on equalities or human rights are acceptable; and
- e) any comments raised have been addressed.

#### a) Character and appearance of Conservation Area, Area of Great Landscape Value, Nature Conservation and Open Space

*Craiglockhart Hills Conservation Area Character Appraisal states that it comprises two hills, to the east and west, and an intervening valley. Institutional developments are located towards the edges with the hills forming the core. The Merchants of Edinburgh Golf Course runs diagonally across the site. Partly it is in the valley between the hills, but also wraps itself around higher and lower slopes. Glenlockhart Road is the only through road, linking Morningside/ Greenbank and Craiglockhart to give a brief but significant impression of a stretch of countryside in town.*

When approaching the site from Glenlockhart Road, the mast is set a significant distance away from the road and the topography of the golf course results in the mast not being visible from this point. When approaching the site from Greenbank Drive /Wester Hill the north side of the street is heavily lined with trees and the site does not become visible until you reach the bus terminus. The site immediately in front of the mast is currently under development for 9 residential units. The proposed mast will be positioned within the bank of trees and will be partially visible in the autumn and winter months.

The mast is not proposed to be coloured and it is considered a condition colouring the mast a muted brown colour will ensure it sits comfortably within its surroundings. The proposed mast is not considered to be detrimental to the character and appearance of the conservation area.

### Area of Great Landscape Value

The mast will be positioned behind a mature grouping of trees and when viewed from Greenbank Drive it will be absorbed into this background. When viewed from further north of Glenlockhart Road the mast will be visible but its height and location will not impinge upon the open views of the Pentland Hills. It is considered the loss will be minimal within the wider context and will not detract from the character and appearance of the Area of Great Landscape Value.

### Nature Conservation

The proposed concrete base and mast has been moved 3 metres away from the trees to the west and 3.5 metres from the trees to the south to prevent any impact on the trees from the proposed development.

### Open Space

The proposal is for the development of an area of open space which forms part of the Merchants of Edinburgh golf course. The site area covered by the proposal is small at approximately 35 square metres and therefore the loss of open space will be minimal in this context.

### b) Key Views

The site is located within the Key Views Colvin and Moggridge skyline study of December 2010 for the Craiglockhart Hills - Pentland Hills. The mast will be visible above the line of the trees in this identified view. However, the mast will be set against the Pentland Hills and when viewed within the wider context will not impact on the view of the Pentlands.

### c) Neighbouring Amenity

The nearest residential properties at Wester Hill are located approximately 64 metres away with the properties under construction sitting approximately 35 metres away from the proposed mast and are partially separated from the site by a woodland.

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, and the particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

The Planning Committee, on 9th 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.

d) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

e) Public Comments

The material points raised were;

- does not enhance the character and appearance of the conservation area - addressed in section 3.3a;
- impact the mast will have on the Area of Great Landscape Value- addressed in section 3.3a;
- damage to trees; - addressed in section 3.3a;
- spoil the views- addressed in section 3.3b; and
- proximity to the housing - addressed in section 3.3c.

**Conclusion**

In conclusion, the proposal will not adversely affect the character and appearance of the Area of Great Landscape Value, Nature Conservation Site, Open Space and Craiglockhart Hills Conservation Area or adversely impact on key views or residential amenity. There are no material considerations that outweigh this conclusion.

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

**3.4 Conditions/reasons/informatives**

**Conditions:-**

1. Within one month of the mast being erected on site the approved telecommunications mast shall be painted an olive brown colour (RAL 8008).
2. In the event that the equipment hereby approved becomes obsolete or redundant, it must be removed and the site reinstated to the satisfaction of the Planning Authority within 3 months of the date of obsolescence or redundancy.

**Reasons:-**

1. In order to reduce the visual impact of the mast.
2. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

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

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

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

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The application was advertised on 9 January 2015 and a total of 43 objections were received. The main grounds of objections are as follows:-

- does not enhance the character and appearance of the conservation area;
- impact the mast will have on the Area of Great Landscape Value;
- damage to trees;
- spoil the views; and
- proximity to the housing;

## Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

Edinburgh City Local Plan - The site is an area of open space within an Area of Great Landscape Value and identified as a Local Nature Conservation Site.

### **Date registered**

12 December 2014

### **Drawing numbers/Scheme**

01a-05a,06-15,

Scheme 2

## **David R. Leslie**

Acting Head of Planning and Building Standards

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## **Links - Policies**

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### **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 11 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

Policy Env 15 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

Policy Inf 5 (Telecommunications) sets criteria for assessing telecommunication developments.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

#### **Relevant Non-Statutory Guidelines**

# Appendix 1

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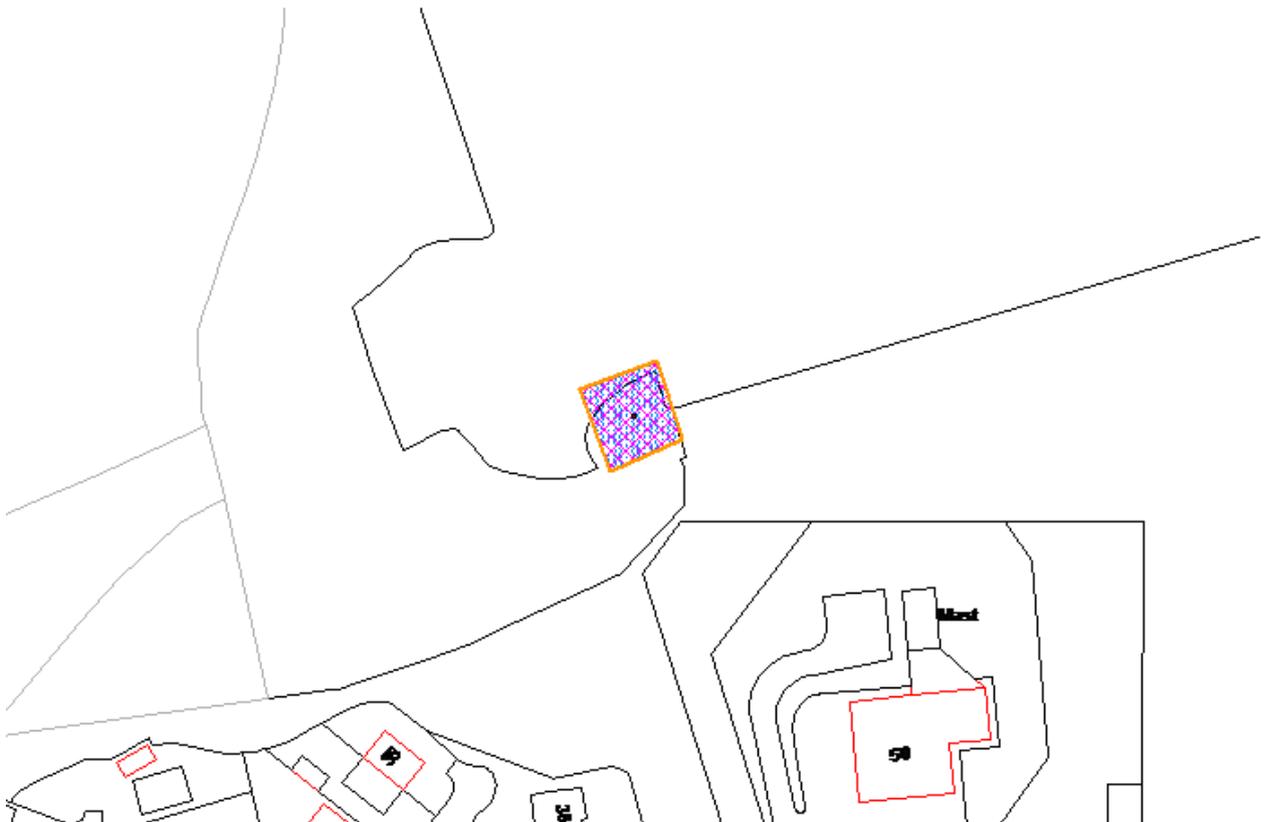
## Consultations

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No consultations undertaken.

## Location Plan

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