

**Full Planning Application 05/03652/FUL
at
Telecomms Mast
Marchfield Park Lane
Edinburgh**

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

1 Purpose of report

To consider application 05/03652/FUL, submitted by Vodafone (UK) Ltd.. The application is for: **Installation of a 12 metre high slimline monopole supporting 3 UMTS antennas within a GRP shroud with an IBTS equipment cabinet and electrical meter cabinet to be located at the base**

It is recommended that this application be **REFUSED**

2 The Site and the Proposal

Site description

The site is located on a disused footpath close to the bellmouth junction of Marchfield Park Lane and Queensferry Road. The path is some 2.4 metres wide.

The lane provides access to a disused mansion with vacant tennis courts and overgrown grounds. There is a separate wooded section on the Queensferry Road frontage. The trees are protected by the November 1962 Tree Preservation Order (Marchfield).

Queensferry Road is a busy main road (A9) with a four-lane carriageway. Its signal-controlled junction with Quality Street/Craigcrook Road is some 150 metres to the west of the application site. 12-metre and 15-metre telecommunications monopoles have been erected on a central traffic island at this junction.

Site history

APPLICATION SITE

6 September 2000 - Planning permission was granted for the erection of 16 flats and 7 houses on open land to the rear of the site with access from Marchfield Park Lane. The consent has now lapsed (00/01977/FUL).

OTHER SITES

26 September 2003 - Planning permission was granted for the erection of a 15-metre high telecommunications monopole and antennas on the traffic island at the junction of Quality Street and Queensferry Road (O2 - 03/03218/FUL). This followed an earlier consent granted on 3 October 2002 for a 12.5-metre high installation (02/03218/FUL).

25 March 2004 - Planning permission was granted for the erection of an 11.7-metre high monopole and antennas on the Quality Street traffic island, some 20 metres to the west of the O2 installation (T-Mobile - 03/03367/FUL).

Description of the Proposal

It is proposed (Vodafone) to install a streetworks telecommunications monopole, with shrouded antennas, at the back edge of the pavement at the entrance to Marchfield Park Lane. The installation will have a gross height of 13.4 metres. A small equipment cabinet and meter cabinet will be erected close to the base of the mast.

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

A supporting statement has been provided which sets out the operational context of the proposal.

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 needs to consider whether the proposal

- a) is compatible with the Local Plan,
- b) is in keeping with the appearance of the area,
- c) obstructs footpaths,
- d) safeguards trees,
- e) is the optimum site available and
- f) complies with health and safety requirements.

a) The site and adjoining land are allocated for housing development in both the statutory North West Edinburgh Local Plan and in the draft West Edinburgh Local Plan. There is also a lapsed consent for the erection of 23 dwellings on the land - the scheme included improvements to the kerb radii at the Marchfield Park Lane exit at Queensferry Road; the current proposal would obstruct the line of this proposed junction improvement. Although the consent has lapsed, the site owner/developer, who has objected to the proposal, has indicated that it is still the intention to develop the site. The proposal is incompatible with this and would prejudice the implementation of a housing development and the provisions of the Local Plan.

b) The site is relatively isolated in relation to neighbouring buildings and is set against a backdrop/screen of tall trees on the Queensferry Road approaches. It is sufficiently distant from existing lamp posts, monopoles and other street furniture to avoid the appearance of clutter. In its present visual context, the proposal is therefore acceptable. However, the site and adjoining land are very likely to be redeveloped for housing purposes and the built context will change. The proposal may not be visually compatible with this, depending on the layout and design which may eventually be approved. The application is therefore premature.

c) The existing footpath is little used and the installation will also leave a free pavement width of 1.8 metres. The proposal is therefore acceptable in terms of existing pedestrian movement. However, it is proposed to improve the junction in connection with planned housing development in Marchfield Park Lane and the installation is unlikely to be compatible with this.

d) The proposal will not affect any nearby trees protected by a Tree Preservation Order.

e) The applicant has shown a search area centred on Blackhall (junction of Ravelston Dykes and Craigcrook Road), one kilometre to the south-east of the site. The existing coverage plot also shows that the mast is close to two other installations and that the main coverage deficiency is an area located some 0.5 to 1 km east of the site. The proposed installation does not therefore appear to offer the most efficient location in terms of the operator's overall network.

The applicant has listed a number of potential sites in the search area but all the site owners have apparently rejected the prospect of accommodating a telecommunications facility. The applicant has also pointed out that, in terms of a streetworks installation, most of the surrounding streets are in low rise residential areas where a monopole could be visually intrusive. However, the applicant's list is not exhaustive and there may be more suitable alternative sites towards the Telford Road junction or on the south side of Craigcrook Road.

f) 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. 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 proposal, in its current context, is acceptable. However, it is not compatible with the planned redevelopment of the site and adjoining land.

It is recommended that the Committee refuses planning permission on the grounds of being prejudicial to the planned redevelopment of the site.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	06 - Davidsons Mains
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Potential Housing Development (HSG3)
Date registered	20 December 2005
Drawing numbers/ Scheme	01-09 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

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: Telecomms Mast
Marchfield Park Lane
Edinburgh

Proposal: Installation of a 12 metre high slimline monopole supporting 3 UMTS antennas within a GRP shroud with an IBTS equipment cabinet and electrical meter cabinet to be located at the base

Reference No: 05/03652/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objection.

Representations

Neighbours were notified on 26 October 2005.

A neighbouring landowner has objected as the proposal will prejudice approved housing development proposals and be out of keeping with the future character and appearance of the area.

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 site is allocated for Housing development purposes (HSG5) in the draft West Edinburgh Local Plan. It is also located in the designated Urban area.

In the statutory North West Edinburgh Local Plan, the site is allocated for Housing development purposes (HSG3). It is in a Mainly Residential Area - residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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.

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 DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new buildings and enhance open spaces and boundaries. It should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

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

Policy H3 Housing sites, promotes the development of listed sites for residential uses.

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

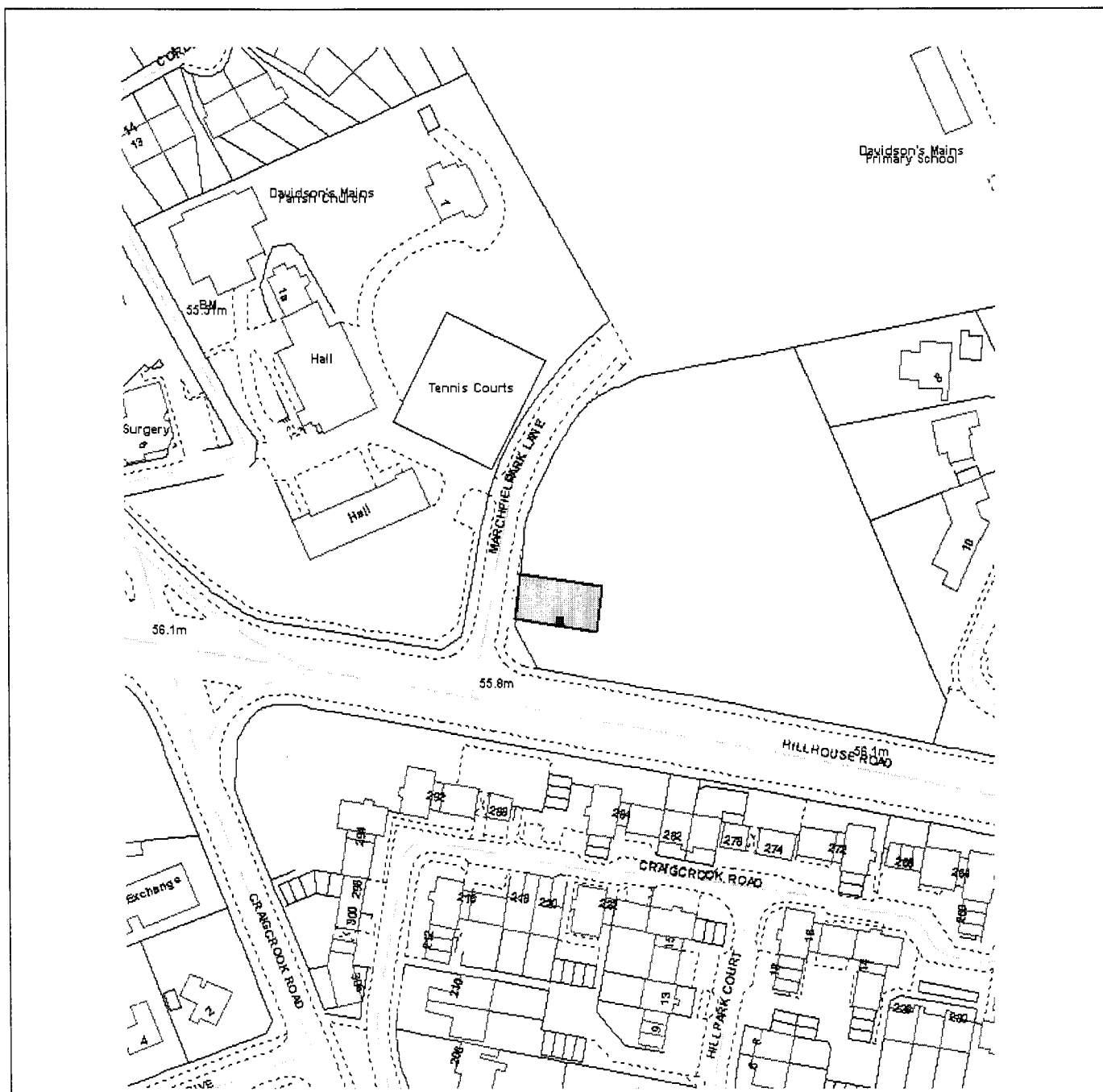
Recommendation

It is recommended that this application be **REFUSED** for the reasons below.

Reasons

1. The proposal is contrary to North West Edinburgh Local Plan Policy H1, in respect of Housing Sites 1-13, as the proposal is likely to prejudice the planned redevelopment of the site and adjoining land.
2. The proposal is contrary to North West Edinburgh Local Plan Policy E5, in respect of Design, as the proposal is unlikely to be compatible with the character of adjoining housing development.
3. The proposal is contrary to draft West Edinburgh Local Plan Policies H3 (Housing Sites), DQ6 (Design) and DQ13 (Telecommunications) as it will be prejudicial to the development and prospective residential character of the site and neighbouring land.
4. The proposal is contrary to the Non-Statutory Guidelines in respect of Radio Telecommunications as there is insufficient evidence that all possible alternative sites have been exhausted

End



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PLANNING APPLICATION

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Application number:	05/03652/FUL	WARD	06- Davidsons Mains

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