

**Full Planning Application
at
Almondhill
Kirkliston
Edinburgh**

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

31 March 2004

Proposal: Replace existing 15m high lattice tower with 17.9m lattice tower, relocate existing antennae, install additional antennae, cabin and ancillary equipment and extend compound fence

Applicant: O2 (UK) LTD.

Reference No: 03/03557/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Development shall not begin until details of a scheme for the provision of obstacle lighting to the proposed tower, which complies with the requirements set out in the attached Advice Note 1, "Safeguarding - an Overview" has been submitted to and approved in writing by the planning authority. No subsequent alterations to the approved scheme are to take place unless submitted to, and approved in writing by the planning authority.

3. The proposed mast should be painted green in a shade agreed in writing by the Head of Planning and Strategy prior to the commencement of work.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. Reason: To avoid endangering the safe operation of aircraft.
 3. To reduce the visual impact and ensure that the proposal blends with the surrounding countryside.
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2 Main report

Site description

The site is in an elevated position on the north west outskirts of the village of Kirkliston. The proposed mast would be positioned approximately 90 metres from Almondhill Road and 100 metres from Almondhill House. Almondhill House is surrounded by an area of woodland approximately 50 metres from the proposed mast. A footpath runs to the north of the site linking Almondhill Road to Almondhill Steading.

There is currently a 15 metre high mast on the site which was erected under previous Permitted Development Rights.

Site history

29/08/02 Planning permission was refused for the erection of a 20 metre high mast with additional antenna ref: 02/02420/FUL.

The reason for refusal was that the proposal was contrary to policy ENV 12 of the Lothian Structure Plan and policies E5, E6, E49 and E59 of the Finalised Rural West Edinburgh Local Plan, in that it would represent an undesirable intrusion into an area designated as greenbelt for which there is no overriding justification.

Development

The proposal is for the repositioning of a lattice tower at 17.9 metre in height at a total height of 20.5 metres including antenna to enable Orange to mast share. The proposal involves the erection of one dish, 4 antennae and ground cabinets. The compound would measure 15.8 metres in length by 8.3 metres in width and would be secured by a 1 metre high stockproof fence.

The applicant has declared that the proposal complies with the ICNIRP guidelines.

The applicant has submitted a supporting statement detailing the reasons why this site was favoured. In summary it covers the following points:

- Site selection process
- Policy Context
- Assessment of proposal
- Health and Safety

Consultations

Archaeology

No known archaeological constraints.

BAA

The proposal has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the conditions detailed below.

Height Limitation

No building or structure exceeding 75.265m AOD shall be constructed within the area marked on the approved plan.

Reason: So that it does not breach the Obstacle Limitation Surfaces detailed in CAA Publication CAP 168.

Obstacle Lighting

Development shall not begin until details of a scheme for the provision of obstacle lighting to the proposed tower, which complies with the requirements set out in the attached Advice Note 1, "Safeguarding - an Overview" has been submitted to and approved in writing by the planning authority. No subsequent alterations to the approved scheme are to take place unless submitted to, and approved in writing by the planning authority.

Reason: To avoid endangering the safe operation of aircraft.

We, therefore, have no aerodrome-safeguarding objection to this proposal, provided that the above conditions are applied to any planning permission.

Representations

The application was advertised on 10 October 2003. 5 letters of representation have been received including one from Kirkliston Community Council and one from Margaret Smith MSP. The reasons for objection may be summarised as follows;

- proximity to the centre of proposed new housing
- impact on health
- concern re the size of the compound
- concern that will start a precedent for more masts in the location
- within the airport flight path
- site has archaeological remains underneath
- should be surrounded by trees
- impact on visual amenity

Policy

The proposal is subject to the Greenbelt and Countryside policies of the Ratho Newbridge and Kirkliston Local Plan. Within the Finalised Rural West Edinburgh Local Plan the sites lies within an area identified for housing.

NPPG 19 (National Planning Policy Guidance 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.

Relevant Policies:

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy RN23 states that high quality agricultural land will be protected from development. Development which can be justified will be restricted to land of a lesser quality.

Policy H1 supports housing development on sites with planning consent, previously identified housing sites and sites identified as new proposals in the 1999 finalised local plan.

Policy E48 states that telecommunications proposals will not normally be supported where they would have a detrimental effect on the visual amenity or underlying objectives of areas of national and strategic importance, including the Green Belt and Conservation Areas.

Policy E49 seeks to ensure that where acceptable in principle, telecommunications development should be sited and designed to minimise visual impact, taking into account factors including the possibility of sharing existing telecommunications facilities and the availability of alternative sites.

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

3 Conclusions 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:

a) Whether the proposed use is acceptable in this location;

The applicant has included the cellnet coverage plots for the site indicating the area of inaccessible coverage and how the proposed site addresses this failure in the network and encourages mast sharing. The applicant has provided alternative sites in accordance with NPPG 19 (telecommunication masts). The previous sites explored include: -

- Hallyards Farm - greenfield site rejected as this would not have been in accordance with current planning policy guidelines
- Danzan Trust land - greenfield site rejected as this would not have been in accordance with current planning policy guidelines
- Humbie Farm - site provider not interested in the proposal
- Scotmalt Limited - site provider not interested in the proposal

The proposal would be within the Countryside as designated in the adopted Ratho Newbridge Kirkliston Local Plan and on that basis, as with the previous decision, a mast in that location would be contrary to policy. However the Finalised Rural West Edinburgh Local Plan now identifies the site for Housing and therefore the principle of a mast in this location is acceptable. Additionally this proposal repositions the existing mast marginally whereas the previous application was for a complete re siting.

The proposal will utilise an existing mast site and will not further encroach into a greenfield natural resource. Additionally, it is considered that given the shift in planning policy for the area and the rural location of the alternative masts that the principle of replacing the existing tower (at 15metres high erected under permitted development rights) to a mast of 17.9 metres in height (plus antenna) is acceptable in this location, and would avoid the need for a further mast in that location.

The proposal complies with policies E48 and E49 of the Finalised Rural West Local Plan and is considered acceptable in principle.

b) Whether the design is satisfactory given the setting of the site;

The proposed mast would be sited on the position of the existing mast and at an additional 5 metres in height would have a minimal impact upon the visual amenity of the area. Additional fencing treatment at a height of 1metre is proposed around the compound, set 1metre out from the existing 1.8 metre high palisade security fence. The grey metal latticework of the tower will be read against the neighbouring woodland and would not have a detrimental impact upon the wider countryside.

c) Whether the proposals are detrimental to residential amenity or road safety.

The proposed mast would be 5 metres higher than the existing mast and the compound will be 2 metres longer and 1 metre wider than the existing compound. In this regard it is considered that the impact on neighbouring amenity will be negligible.

The BAA are satisfied that the revised height of the mast which will bring the structure below 75 metres A.O.D. is satisfactory and will not cause a hazard to the flight path.

The Planning Committee, on 9th August 2001, instructed that the Scottish Executive may 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.

Archaeology have advised that there are no known archaeological constraints relating to the site.

There are no material planning considerations which outweigh this consideration.

It is recommended that the Committee approves this application, subject to the conditions stated.

Further Assessment

On 31 March 2004 Members resolved to refuse the application on the grounds that it would impact upon the Green Belt.

Members may wish to refuse the proposal on the same grounds as the previous refusal

"The proposed development is contrary to policy ENV 12 of the Lothian Structure Plan and Policies E5, E6, E49 and E50 of the finalised Rural West Edinburgh Local Plan, in that it would represent an undesirable intrusion into an area designated as Greenbelt for which there is no overriding justification."

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Paton on 0131 529 3903 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

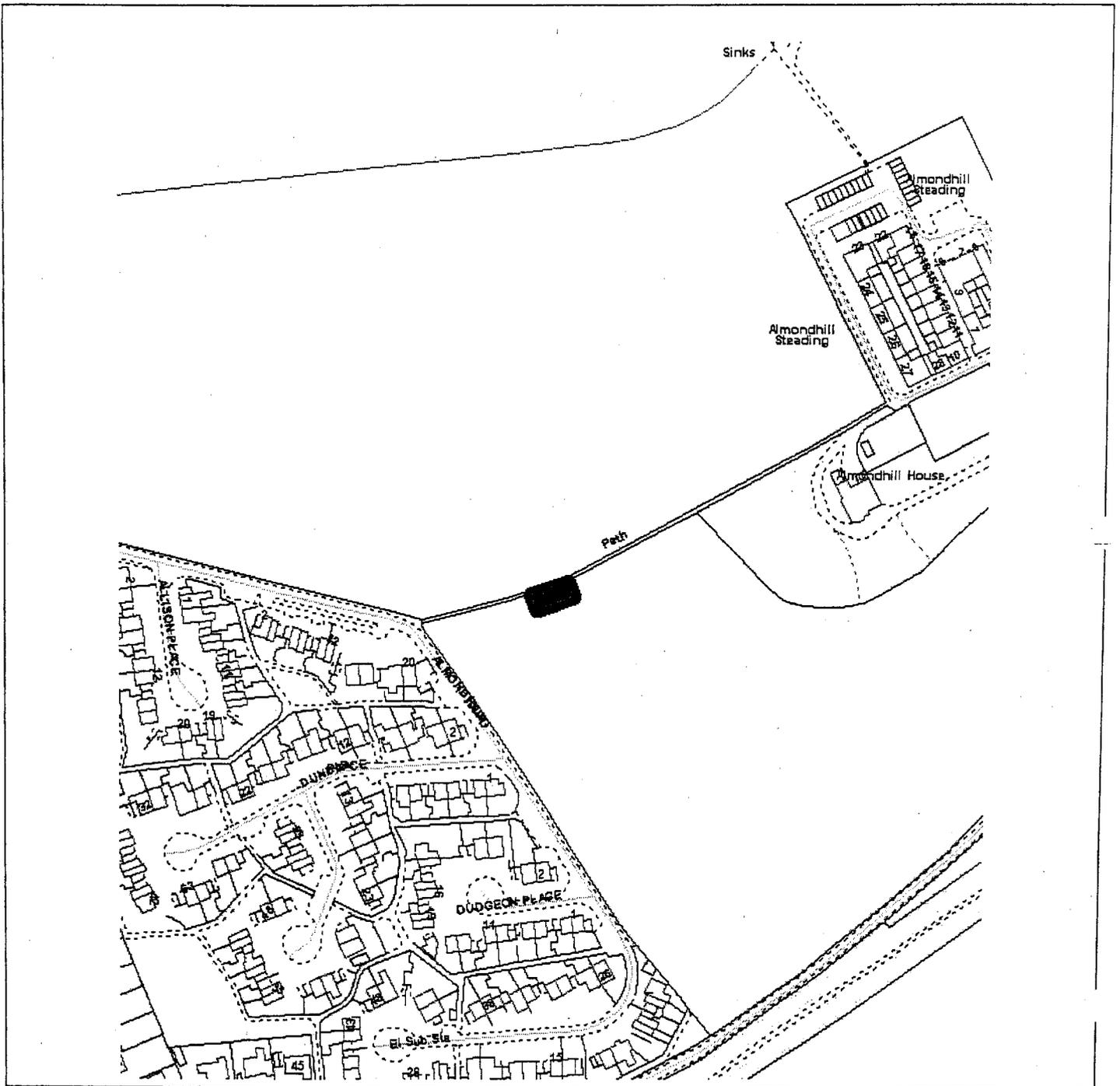
Local Plan Ratho Newbridge and Kirkliston
Finalised Rural West Edinburgh Local Plan

**Statutory Development
Plan Provision** Countryside
Housing

File

Date registered 26 September 2003

**Drawing numbers/
Scheme** 5-6, 10-12



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PLANNING APPLICATION

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Application number:	03/03557/FUL	WARD	03- Dalmeny/Kirkliston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			