

**Full Planning Application 04/04104/FUL
at
Old Dalkeith Road
(opposite Fernieside Drive)
Edinburgh
EH16 4TJ**

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

27 April 2005

1 Purpose of report

To consider application 04/04104/FUL, submitted by Vodafone Ltd. The application is for: **Proposed installation of 12 metre high slimline monopole plus three 2G antennas within GRP shroud, one 2G equipment cabin and associated ancillary development (as amended)**

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 located on the back edge of a 3-metre wide pavement adjacent to the A7 (Old Dalkeith Road) which is a two-lane carriageway + bus lane. There is an extensive, 2.2 metre high traditional stone wall at the back of the pavement and mature deciduous woodland behind this to the east.

There is a telecoms mast located some 90 metres to the south of the application site and a pair of telecommunications masts (all c.12-15 metres high) located on the opposite side of the road at a distance of 150 and 190 metres to the south, all in the vicinity of the former Ferniehill bus turning circle.

Street lamps are 10 metres high

Site history

29 November 2004 - An identical proposal, located 150 metres to the north of the current application site, was withdrawn. A petition with 201 signatures had been submitted objecting to the proposal (04/03464/FUL). (Vodafone).

2 March 2004 - Planning permission was refused for the erection of a 15.0 metre high monopole on Old Dalkeith Road at the southern entrance to the Royal Infirmary. The grounds of refusal were visual amenity and pavement obstruction (03/04325/FUL). (O2).

13 January 2004 - Planning permission was granted for the installation of a telecommunications monopole (14.2 metres) opposite the Ferniehill bus turning circle (03/04126/FUL). (T-Mobile - implemented).

9 April 2003 - Planning permission was granted for the erection of a telecommunications monopole (total height 12.5 metres) immediately to the south of the Ferniehill bus turning circle (02/03934/FUL). (Hutchison 3G - implemented).

Description of the Proposal

It is proposed to erect a 12 metre high monopole with antenna shroud (total height 13.4 metres) and an equipment cabinet, located on the back edge of the pavement on the east side of Old Dalkeith Road opposite the former Ferniehill bus turning circle. (The pole position has been moved by some 5 metres in Scheme 2 in order to avoid an overhanging tree.)

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 and alternative sites considered.

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) Takes into account other options,
- b) Is in keeping with its surroundings,
- c) Avoids pavement obstruction and
- d) Addresses health and safety issues.

a) The installation is required to fill the operator's 2G coverage in the Niddrie Burn valley between Greendykes and Moredun and northwards towards Liberton. This area includes the Royal Infirmary and proposed biomedical research park. Consent has recently been refused for a monopole more central to this area. The current application site occupies higher land on the Edmonstone ridge to give wider coverage.

Alternative sites on the Craigmillar ridge are more sensitive due to the setting of the castle while the Royal Infirmary site has ownership problems. The general location proposed is ideal from the operator's point of view, as is also demonstrated by other operator installations nearby. The current site is also in a less sensitive location at the edge of a low-density residential area. The mast share option would require a more substantial lattice mast construction while vertical separation of about 2.5 metres between each set of antenna would result in a taller structure of maybe 17-20 metres in height. The monopoles are relatively unobtrusive and reasonably spaced (the equipment cabinets tend to be more obtrusive) and fit in to the open street scene in this location. The option now proposed is acceptable.

b) The immediate context is "urban", being adjacent to a busy main road with bus shelter, bus turning bay, lamp posts and nearby telecommunications masts and the proposal is compatible with this. Although located adjacent to the Green Belt, the stone boundary wall at the back edge of the pavement provides a clear line of demarcation and visual separation relative to the neighbouring woodland and the proposal will not therefore detract from the character of the Green Belt beyond. The adjacent mature woodland will also provide a screen and backdrop for the proposal to minimise its visual intrusion. Although there are three telecommunications masts nearby, this location is on the opposite side of a main road which provides a straight, long and well defined vista to visually separate the locations. The proposal is also suitably spaced mid-way between lampposts and will avoid the appearance of clutter. The proposal is therefore acceptable in terms of visual amenity.

c) The proposed equipment cabinets will reduce the footpath width from 3 metres to 2 metres. However, the remaining space is more than adequate to avoid obstruction of the pavement and, in any event, there are minimal pedestrian flows at this point. The proposal does not give rise to any highways concerns.

d) 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 will not unduly detract from visual amenities or obstruct the pavement, and complies with health standards.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	55 - Moredun
Local Plan	South East
Statutory Development Plan Provision	Urban Area
Date registered	29 November 2004
Drawing numbers/ Scheme	05-08 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Old Dalkeith Road
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Proposal: Proposed installation of 12 metre high slimline monopole plus three 2G antennas within GRP shroud, one 2G equipment cabin and associated ancillary development (as amended)

Reference No: 04/04104/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objection

Representations

Neighbours were notified on 5 November 2004.

Councillor Gilmore objects to the proliferation of telecommunications masts in this vicinity and suggests that the mast-share option be considered.

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 site is in the Green Belt in the South East Edinburgh Local Plan (1992). Rural character is to be maintained.

In the finalised replacement South East Edinburgh Local Plan (2005), the site is within the designated Urban Area. Relevant policies are DQ6 (Design), DQ10 (Edge of Green Belt) and DQ20 (Telecoms).

[The site is located on the boundary of the Green Belt and Urban area. In the original SE Local Plan, the boundary is drawn down the middle of Old Dalkeith Road. In the replacement plan, the boundary is drawn against the back edge (east) of the highway.]

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.

Relevant Policies:

Policy E4 sets quality objectives for new development.

Policy E8 establishes a presumption against unnecessary or inappropriate development in the Green Belt and protects prime agricultural land from 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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

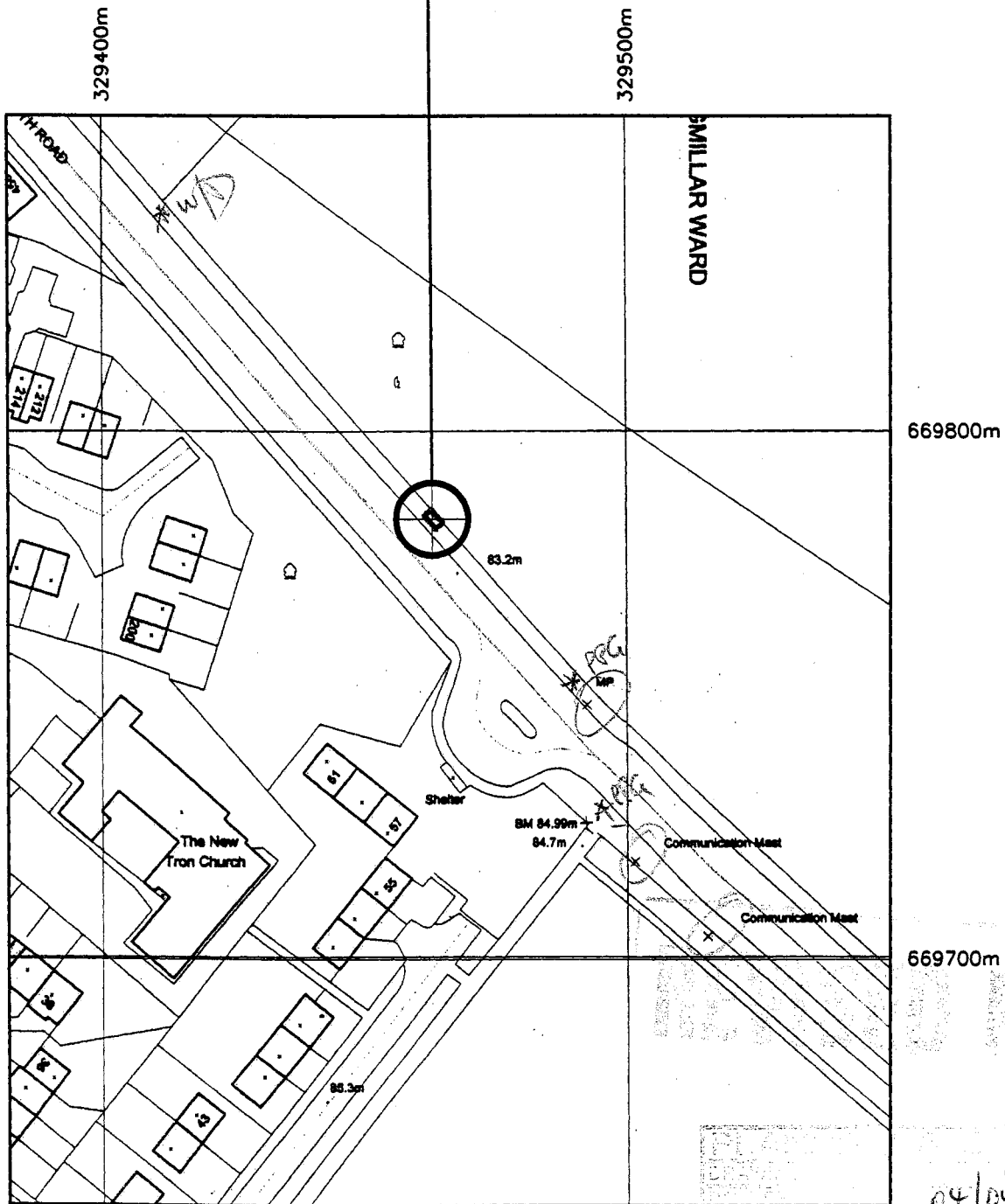
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. In the event that the equipment becomes obsolete or redundant it shall be removed and the site shall be reinstated to the satisfaction of the planning authority within two months.

Reasons

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


End

vodafone



Site grid reference 329463E 669784N
Scale 1:1250

04/05
04/04/04/FU

MARY	 Stappard Howes 122 Dundyvan Road Coatbridge ML5 1DE Telephone 01236 420 320 Fax 01236 423 225	DRAWN AC	CHECKED CWT	APPROVED LP	DATE 06.10.04	SCALE AS SHOWN
		DRAWING TITLE SITE LOCATION MAPS				
		DRAWING No. 41393B/001				