

Application No: S/04/00422/FUL

Date Registered: 22nd March 2004

**Applicant:** 02 (UK) Ltd.  
260 Bath Road  
Slough  
SL1 4DX

Agent Graeme F Smart  
Walker Fraser & Steele  
125 Buchanan Street  
G1 2JF

**Development:** Installation of 6 Additional Antennas, 2 Transmission Dishes and Associated Ground Based Equipment

**Location:** Land At Braidhurst Industrial Estate Newhut Road Motherwell Lanarkshire

Ward: 3: Forgewood Councillor Patrick Connelly

Grid Reference: 274762 657957

File Reference: S/PL/B/13/16/PW

Site History: S/02/00342/FUL Erection of 25 metre Tower, 15 Antennas and 8 dishes on behalf of Orange, Hutchison and BT Cellnet

Development Plan: The site is zoned within Operational Railway Land in both the Motherwell and Wishaw Development Plan 1953 and the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Contrary to Development Plan: No

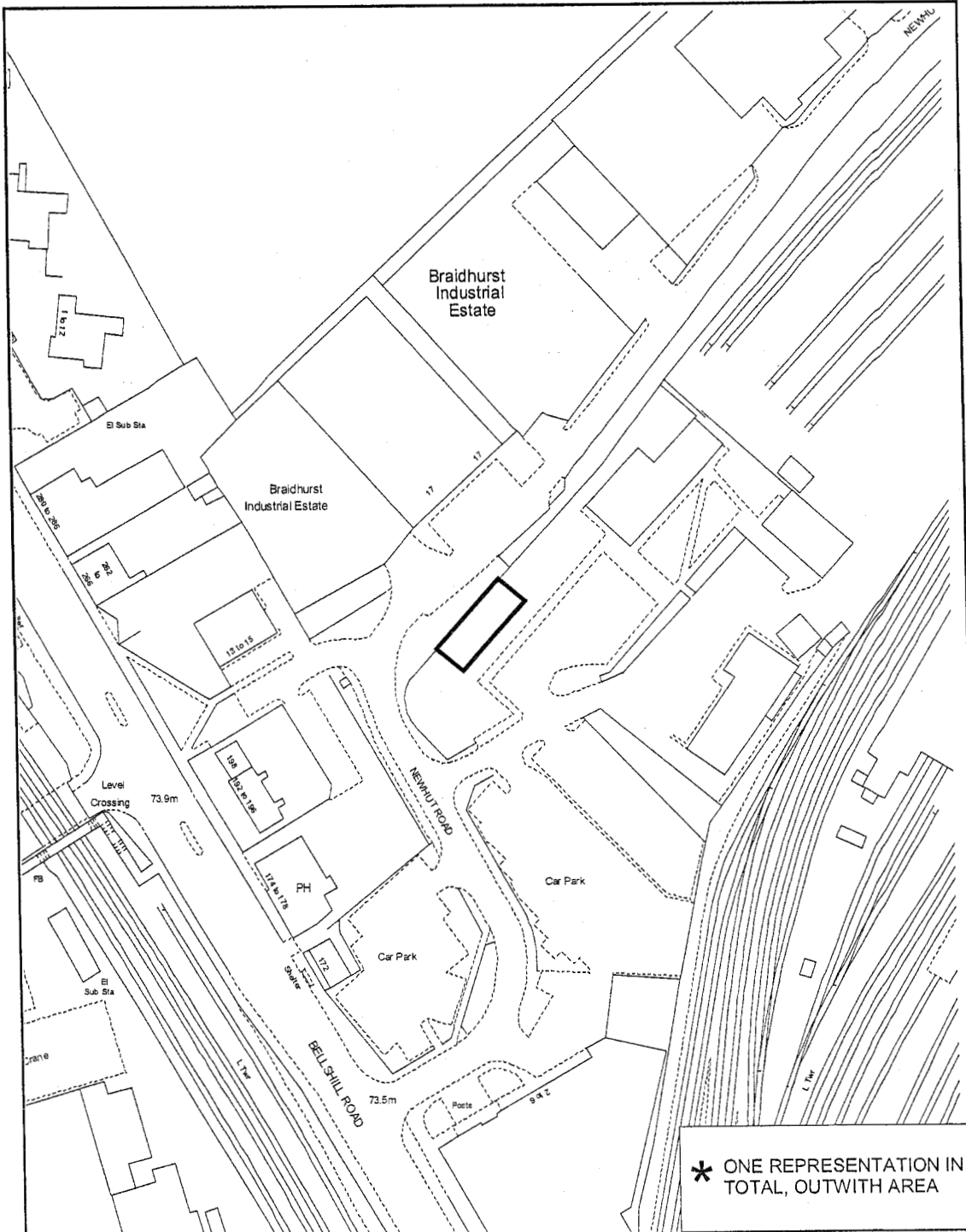
**Consultations:** The Radio Communications Agency (No Response)

**Representations:** 1 Representation Letter

Newspaper Advertisement: Not Required

**Comments:**

This application seeks consent for the installation of six additional antennas and two additional transmission dishes on behalf of O2 UK Ltd onto an existing telecommunications tower including associated ground based equipment at Newhut Road, Motherwell. The site is located to the southwest corner of the EWS Railway compound. The immediate surrounding area is predominately industrial/commercial, with housing to the adjacent south, fronting Bellshill Road. The nearest school building is approximately 240 metres to the north. The existing tower is 25 metres high and accommodates 15 antennas and 7 microwave dishes, all of which received Planning Permission on the 5th of June 2002. These antennas and dishes are operated by three different users, namely Orange, Hutchison and BT Cellnet. This current proposal is therefore intended to expand an existing site share facility as recommended by government guidance. A letter of objection has been received from Forgewood Community Council on Health grounds, proximity to Braidhurst Secondary School, visual



\* ONE REPRESENTATION IN TOTAL, OUTWITH AREA

PLANNING APPLICATION NO: S/04/00422/FUL  
 INSTALLATION OF 6 ADDITIONAL ANTENNAE,  
 2 TRANSMISSION DISHES & ASSOCIATED  
 GROUND BASED EQUIPMENT

LAND AT BRAIDHURST INDUSTRIAL ESTATE,  
 NEWHUT ROAD, MOTHERWELL

\* Representation

Produced by  
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amenity and detrimental effect on house prices. However, the proposal is considered to be acceptable for the reasons contained in the accompanying report and as such, is recommended for approval subject to the application of the appropriate conditions.

**Recommendation: Grant Subject to the Following Conditions:-**

1. That the development hereby permitted shall be started within five years of the date of this permission

**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. In the event that the equipment hereby approved becomes redundant, it shall be removed and the site reinstated to the satisfaction of the Planning Authority within one month of the equipment becoming redundant.

**Reason:** To ensure the reinstatement of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 22nd March 2004

Letter from Walker Fraser Steele, application agents dated 18th March 2004 enclosing the I.C.N.R.P. Declaration.

Letter from Forgewood Community Council, 10 Talisman Crescent, Woodville Rise, Motherwell, ML1 3YB received 8th April 2004.

The Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Any person wishing to inspect these documents should contact Paul Williams at 01698 302091.

**APPLICATION NO. S/04/00422/FUL**

**REPORT**

**1. Description of Site and Proposal**

- 1.1 This application seeks consent for the installation of 6 antennas and 2 transmission dishes on an existing 25 metre high lattice telecommunications tower at English Welsh and Scottish railway yard, Newhut Road Motherwell.
- 1.2 The site is located to the south west corner of the EWS Railway compound, adjacent to Caledonian House and associated car parking area. To the north west of the site is Braidhurst Industrial Estate. The immediate surrounding area is predominately industrial/commercial, with housing to the adjacent south, fronting Bellshill Road. This housing comprises a small block of flats. The main housing area is located approximately 110 metres to the northwest, the nearest school building is approximately 240 metres to the north, with the playing fields approximately 80 metres away.
- 1.3 The existing tower currently accommodates 15 antennas and 7 microwave dishes, all of which received Planning Permission on the 5th of June 2002. These antennas and dishes are operated by three different users, namely Orange, Hutchison and BT Cellnet.

**2. Development Plan**

- 2.1 The site is zoned within Operational Railway Land in both the Motherwell and Wishaw Development Plan 1953 and the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).
- 2.2 The most relevant Policy relating to the proposal is Policy CS 6 within the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). This policy states that the Council will take a precautionary approach to telecommunications development and will seek to locate them in industrial or commercial areas away from residential or other sensitive uses.
- 2.3 The policy also requires the submission of an I.C.N.R.P. (International Commission on Non-Ionising Radiation Protection) Declaration, which states that a proposal is within internationally recognised limits in terms of radio wave emissions and public health. The policy also states that such proposals within the vicinity of schools will be rigorously assessed by the Council in terms of their effects on the surrounding area and its inhabitants and in the light of other possible sites. It further states that the Council will encourage mast sharing and site sharing amongst telecommunications operators where it represents the best environmental solution.

**3. Consultations and Representations**

- 3.1 A letter of objection has been received from Forgewood Community Council on Health grounds, proximity to Braidhurst Secondary School, visual amenity and detrimental effect on house prices.
- 3.2 Ofcom, the advisory body for such developments has offered no observations on the proposal.

#### **4. Planning Assessment and Conclusions**

- 4.1 The application has to be assessed in the light of Policy CS 6, National Planning Policy Guideline 19 on Telecommunications Development (N.P.P.G.19) and Planning Advice Note 62, (PAN 62) which deals with the visual impact of such proposals.
- 4.2 It is considered that the proposal will have no impact in visual terms, as the proposal is to install equipment on an existing 25 metre high tower that already accommodates 15 antennas and 7 dishes.
- 4.3 Policy CS 6 states that a precautionary approach should be taken which would include an alternative sites survey and an I.C.N.I.R.P. Declaration stating that the proposal is within accepted international limits in terms of public health. Planning Permission for the mast in question was granted on the 5th of June 2002 as the proposal at the time included site sharing by three separate operators. This is in accordance with policy CS 6, which encourages site sharing. It is therefore considered that the principle of site sharing within the site has already been established and overrides the necessity for an alternative site survey.
- 4.4 It is therefore considered that the application complies with policy CS 6 in the relevant local plan as well as N.P.P.G. 19 and Pan 62. This is because it is considered that visual impact will be insignificant and the necessary I.C.N.I.R.P. Declaration regarding levels of emissions has been provided.
- 4.5 The objection from Forgewood Community Council in terms visual impact and health grounds is therefore not considered to be significantly material to the consideration of the application. The objection on the grounds of reducing property values is not a material planning consideration.
- 4.6 This application is therefore recommended for approval subject to the application of the appropriate conditions.