

Application No: S/04/01164/FUL

Date Registered: 2nd July 2004

**Applicant:** Vodafone UK  
Vodafone  
The Connection  
Newbury  
Berkshire  
RG14 2FN

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F.A.O. Gordon Hotchkiss  
Suite 3E  
Willow House  
Kestrel View  
Strathclyde Business Park  
Bellshill  
ML1 7PD

**Development:** Erection of 15 Metre Telecommunications Streetworks  
Monopole, Cabinets and Associated Ancillary Equipment

**Location:** Land At Junction Between Iona Street And Bellshill Road  
Motherwell Lanarkshire

Ward: 3: Forgewood Provost Patrick Connelly JP

Grid Reference: 274512 658383

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

Site History: No relevant history

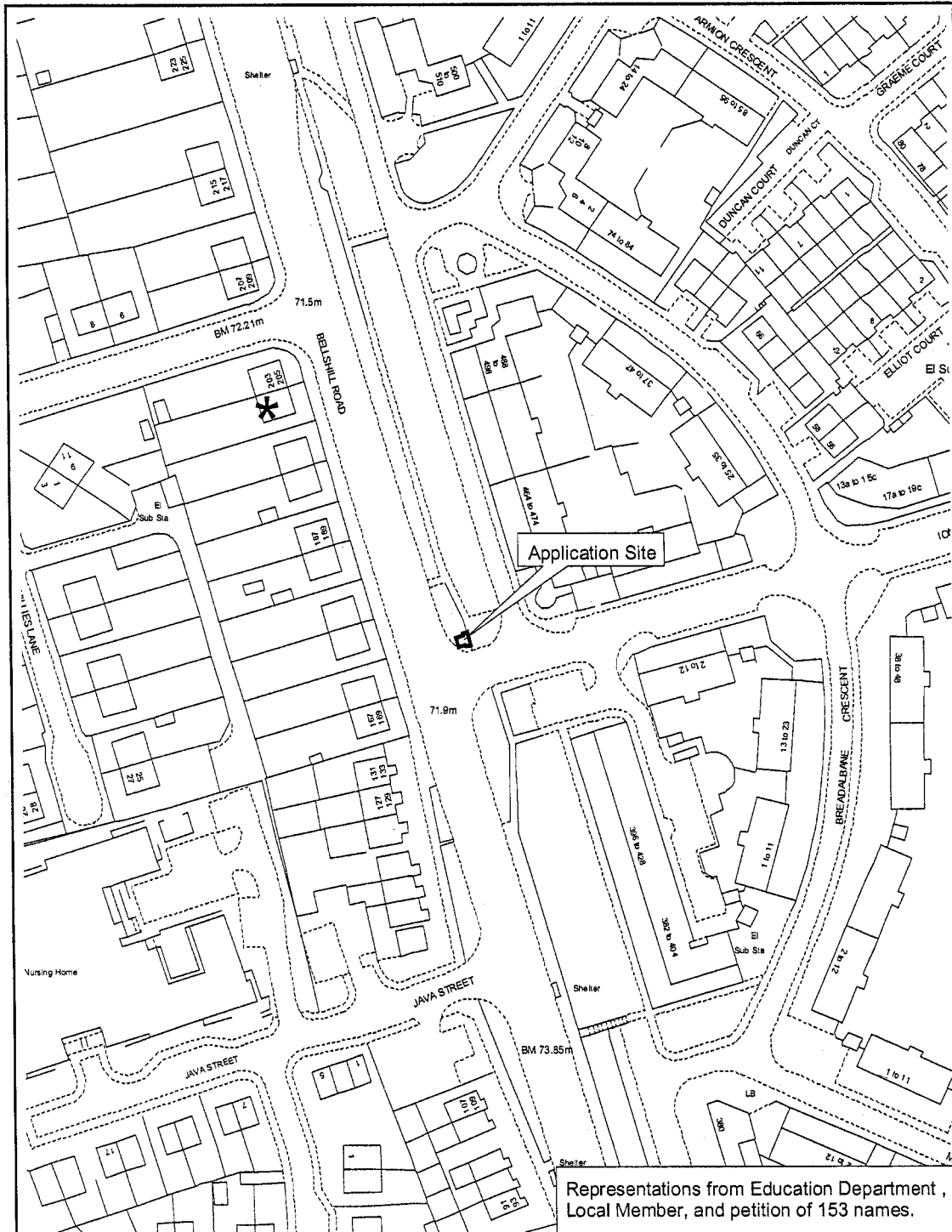
Development Plan: The site is covered by residential policy HSG8 in the Southern Area  
Local Plan Finalised Draft (Modified 2001 and 2004). Policy CS6  
Assessing Applications for Telecommunications Development is  
also relevant.

Contrary to Development Plan: No

**Consultations:** Countryside And Landscape Manager (No response)  
Director Of Education (Comments)  
Director Of Housing (No response)  
Housing And Property Services (No response)  
The Radio Communications Agency (No objection)  
Councillor Patrick Connelly (Objection)  
Forgewood Community Council (No response)

**Representations:** 2 Representation Letters

Newspaper Advertisement: Not Required



PLANNING APPLICATION No. S / 04 / 01164 / FUL

ERECTION OF FIFTEEN METRE TELECOMMUNICATIONS  
STREETWORKS MONOPOLE, CABINETS AND ASSOCIATED  
ANCILLARY EQUIPMENT

LAND AT BELLSHILL ROAD / IONA STREET JUNCTION,  
MOTHERWELL

Representations

Produced by  
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**Comments:**

Planning consent is sought for the erection of a 15 metre tall telecommunications monopole and associated equipment cabins on the public footpath on the reservation adjacent to Bellshill Road and its junction with Iona Street, Motherwell.

Two letters of objection and one petition with 153 signatures have been received, details of which are contained within the attached report. Notwithstanding these objections, it is considered that the proposed monopole is acceptable in design terms and is in accordance with Local Plan policies, therefore it is recommended that planning permission be granted.

**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 restoration of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 2nd July 2004

Memo from Director of Education received 12<sup>th</sup> July 2004

Letter from The Radio Communications Agency received 20<sup>th</sup> July 2004

Letter from Provost Patrick Connelly JP received 16<sup>th</sup> July 2004

Letter from E Reidy, 199 Bellshill Road, Motherwell, ML1 3SX received 12th July 2004.

Letter from Ron Dufour, Education Officer, Education Department, Municipal Buildings, Kildonan Street, Coatbridge received 13th July 2004.

Any person wishing to inspect these documents should contact Mark Thomson at 01698 302136.

## APPLICATION NO. S/04/01164/FUL

### REPORT

#### 1. Description of Site and Proposal

- 1.1 The application site is the public footpath on the reservation between Bellshill Road and the access road to the flats that face onto it. This reservation runs along the east side of Bellshill Road as it heads north out of Motherwell. It is characterised by its grass verge with an avenue of mature trees measuring approximately 6m tall.
- 1.2 To the east of the application site are rows of flats 3 storeys high. These are located approximately 25m away from the proposed telecommunications equipment. To the west and across Bellshill Road are rows of four in the block cottage flats.
- 1.3 As part of Project IVOR (Improving Vodafone on Railways) the applicant requires a site within the vicinity of the nearby railway line in order to improve the mobile phone coverage available to train passengers using the main railway line from the south to Glasgow Central. The applicant proposes to erect a 15m high monopole with associated equipment cabins measuring a total of 2.6m long by 0.9m wide by 1.86m high.

#### 2. Development Plan

- 2.1 The application site is covered by residential policy HSG8 in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). Of more relevance in assessing this application is Policy CS6 Telecommunications Development.

#### 3. Consultations and Representations

- 3.1 Two Letters of representation have been received; one from Provost Connelly and one from North Lanarkshire Council's Education Department. One petition with 153 signatures has been received. The main points of objection can be summarised as follows:
  - The equipment is located within close proximity of two housing estates and a nearby school;
  - The design of the proposed equipment and its impact on residential amenity;
  - The potential negative health impacts of the equipment and its effect on the natural environment;
  - There are many other suitable alternative locations for this proposal;
  - The location of telecommunications equipment within the vicinity of Braidhurst High School may deter parents from sending their children there.
- 3.2 The Transportation Manager offers no objection to the proposal, but recommends that it be moved outwith the visibility splay of the junction of Iona Street with Bellshill Road. The applicant agreed to this and amended plans have been received.
- 3.3 The Office of Communications, the advisory body for the telecommunications industry, has offered no observations on the proposal.

#### 4. Planning Assessment and Conclusions

- 4.1 Planning decisions must be made in accordance with the development plan unless material considerations indicated otherwise. The main considerations in assessing this application are (a) whether or not it accords with local plan policy and (b) whether or not the objections received are material planning considerations.

- 4.2 Policy CS6 of the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004) adopts a precautionary approach to telecommunications equipment where it will be located in residential areas or within the vicinity of public buildings such as schools or hospitals. The policy outlines the following criteria which should be taken into account when considering applications for telecommunications equipment:
- The proximity of the equipment to housing or public buildings;
  - The design and visual impact of the apparatus;
  - The extent to which more suitable alternative sites exist;
  - The scope for sharing existing facilities, buildings and other suitable structures.
- 4.3 The mast is located on a main distributor road, but with established residential areas nearby.
- 4.4 The design of the proposed equipment is similar to the existing street furniture that appears in this area and in other areas of Motherwell. The monopole itself will be approximately 5 metres taller than the adjacent lampposts and will be of a similar colour and profile. The equipment cabins will be similar to those found in the area that are used by other statutory undertakers. It is conceded that whilst the monopole will be the tallest structure in the vicinity, its impact will be softened by the mature landscaping that is adjacent to it.
- 4.5 The applicant has submitted information regarding other sites in the vicinity which were considered. A site at Brogan fuels, Nethan Street was considered but ruled out because the owner did not want to lease their land. An alternative site at Nethan Street was also considered but discounted because it did not provide adequate coverage and a larger more substantial mast would have been required.
- 4.6 The applicant has also explored the potential of sharing an existing mast that is located at Braidhurst Industrial Estate. The site has been ruled out as this site was found to be too close to existing telecommunications equipment at Motherwell station. This would result in interference which would ultimately result in a reduction of the coverage areas.
- 4.7 With respect to the points raised by the objectors outlined above, I would comment as follows:
- It is conceded that the monopole is located within one of the most densely developed parts of Motherwell. This is due mainly to the lack of suitable alternative locations. The nearest dwellings are the flats at 464-474 Bellshill Road and the properties at 175-177 Bellshill Road. The monopole is located approximately 25 metres away from these buildings and the nearest school would be over 300 metres away. There is a nursery at Fife Drive but this is located several hundred metres away. However, the applicant has investigated a number of alternative locations in the area all of which proved to be unsuitable for their needs.
  - The proposed monopole is similar in design, colour and height to the existing lampposts in the vicinity. Given this and the fact that the reservation is lined by an avenue of trees, which will soften the impact of the monopole, it is my opinion that the structure will not be detrimental to residential amenity.
  - There is no evidence to suggest that the telecommunications equipment will damage the natural environment. With respect to matters relating to the potential health impacts of telecommunications equipment, it is the responsibility of the Scottish Executive and the UK government to decide what measures are required to protect public health. To demonstrate to the Council that the known health effects have been properly addressed, the applicant has submitted a statement that the monopole will meet the ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines for public exposure to electromagnetic fields.
  - In accordance with Policy CS6 of the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004), the applicant has satisfied that they have explored a number of other sites