

Application No: N/05/00742/FUL

Date Registered: 6<sup>th</sup> May 2005

**Applicant:** T-Mobile (UK) Ltd  
C/o Stappard Howes  
122 Dundyvan Road  
Coatbridge  
ML5 1DE

Agent Stappard Howes  
122 Dundyvan Road  
Coatbridge  
ML5 1DE

**Development:** Installation of a 20 Metre High Telecommunications Monopole with Associated Apparatus

**Location:** Territorial Army Centre, Glencryan Road, Carbrain Industrial Estate, Cumbernauld

Ward: 60: Carbrain East Councillor William Homer

Grid Reference: 276842 674230

File Reference: N/05/00742/FUL

Site History: No relevant planning history on this site.

Development Plan: The site is zoned within an existing industrial / business area in the Cumbernauld Local Plan 1993. Policy IB1 presumes in favour of industrial and business development.

Contrary to Development Plan: No

**Consultations:**

**Representations:** None

Newspaper Advertisement: Not Required

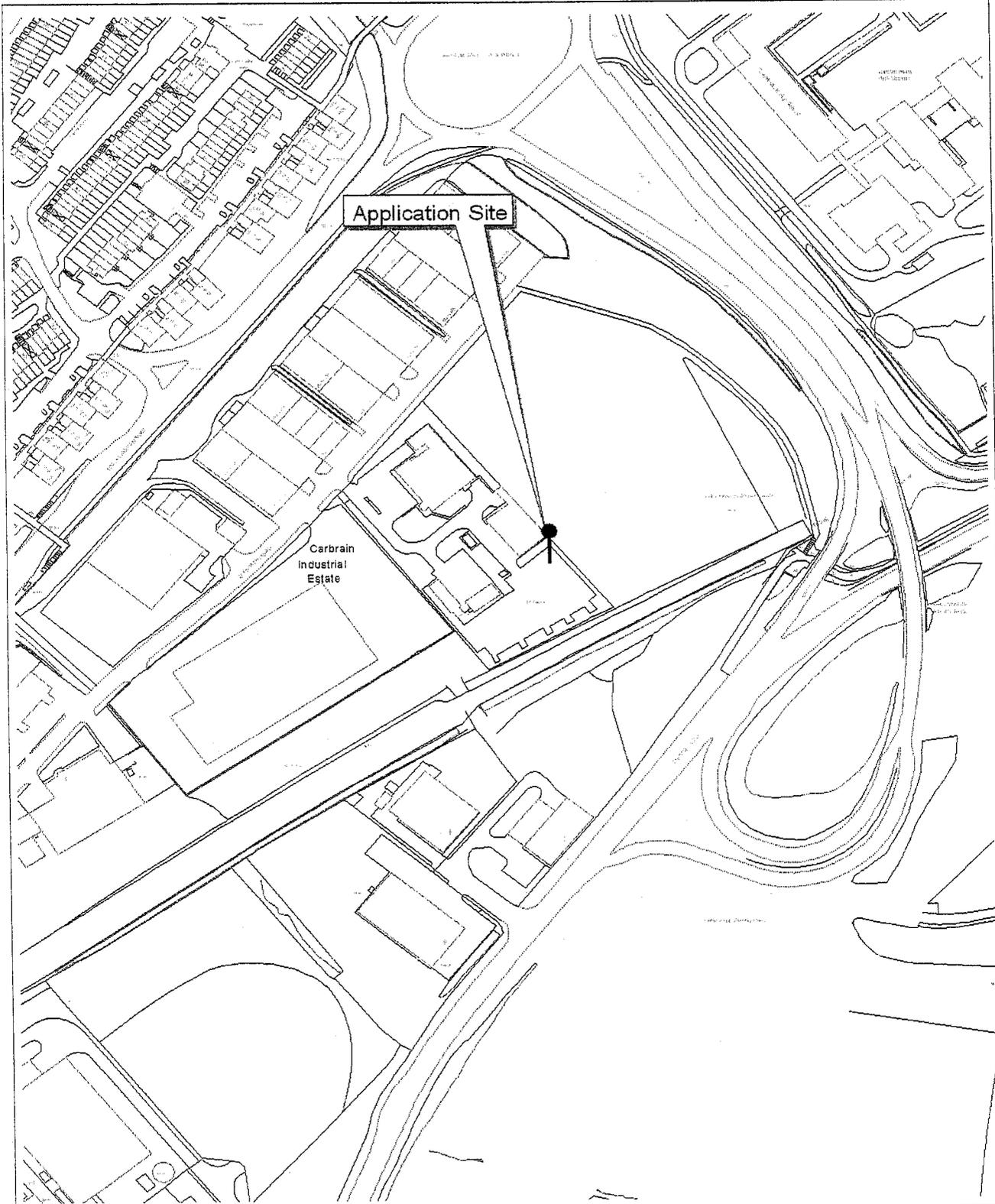
**Recommendation:** Grant Subject to the Following Conditions

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. That the telecommunications monopole and attached equipment hereby approved shall be finished in galvanised grey metal, and the associated ground cabinet and palisade fencing in a dark green colour.

**Reason:** In order to minimise the visual impact of the development



Produced by  
 Planning and Environment Department  
 Fleming House  
 2 Tryst Road  
 CUMBERNAULD  
 G87 1 JW

Tel. 01236 616210 Fax. 01236 616232

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N/05/00742/FUL  
 T Mobile (UK) Ltd  
 Territorial Army Centre  
 Glencryan Road Cumbernauld  
 Installation of a 20 Metre High Monopole  
 with Associated Telecommunications Apparatus

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3. That in the event that the equipment becomes redundant it must be wholly 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 condition, in the interests of visual amenity.

**Background Papers:**

National Planning Policy Guideline NPPG19 Radio Telecommunications, 2001  
Planning Advice Note PAN 62 Radio Telecommunications, 2001  
Cumbernauld Local Plan, 1993

Memo from NLC Community Services Department, received 16<sup>th</sup> May 2005  
Memo from NLC Education Department, received 16<sup>th</sup> May 2005

Any person wishing to inspect these documents should contact Richard Cartwright at 01236 616474.

## APPLICATION NO. N/05/00742/FUL

### REPORT

#### 1. Description of Site and Proposal

- 1.1 The application site lies to the rear of the Territorial Army Centre building, on the south side of Glencryan Road and within the Carbrain Industrial Estate. To the south of the site is the TA Centre car park, the railway and beyond this a sloping embankment with trees. To the west are other properties within the Industrial Estate and to the east lies open land rising to a dual carriageway which has lamp columns approximately 10 metres high, with Cumbernauld High School beyond. The nearest housing is situated 115 metres to the northwest side of Glencryan Road. The nearest schools are Carbrain Primary School 400 metres to the northwest, and Cumbernauld High School some 270 metres to the northeast.
- 1.2 It is proposed to erect a 20 metre high telecommunication monopole for T-Mobile, incorporating 2 dishes and 3 antennas at the top of the pole. This height is required at this site because of the low lying ground, in order to give the required signal to the rising residential areas to the north. Free-standing equipment and meter cabins would be situated within a fenced compound alongside the pole, just to the south of the TA Centre building. An ICNIRP Certificate has been submitted with the application, declaring conformity to radio frequency public exposure guidelines.

#### 2. Development Plan

- 2.1 The site is zoned within an existing industrial / business area in the Cumbernauld Local Plan 1993, for which Policy IB1 applies and presumes in favour of industrial and business development.
- 2.2 It should be noted that there is no specific telecommunications policy in the Cumbernauld Local Plan.

#### 3. Consultation and Representations

- 3.1 North Lanarkshire Council's Community Services Department have made no objection to the proposal.
- 3.2 North Lanarkshire Council's Education Department have noted a general concern regarding the installation of telecommunications antennae in the vicinity of schools, in view of the danger perceived by the school community and that this may affect parental choice of schools.

**Comment:** The applicant has submitted the required ICNIRP declaration of conformity with the guidelines of the EU International Commission on Non-Ionizing Radiation Protection. Scottish Executive guidance in NPPG19 Radio Telecommunications states that with this Declaration submitted to demonstrate that the known health effects have been properly addressed, Planning Authorities should not treat radio frequency emissions as a material consideration in the assessment of an application. The nearest schools in this case are Carbrain Primary School 400 metres to the northwest, and Cumbernauld High School some 270 metres to the northeast and so the concern of the Education Department is not seen as particularly justified for this application.

- 3.3 No third party letters of representation have been received on this application.

#### 4. Planning Assessment and Conclusions

- 4.1 This application must be assessed firstly against government planning policy and advice as set out in National Planning Policy Guideline NPPG19 and Planning Advice Note PAN62, both on

Radio Telecommunications. NPPG19 states (paragraph 65) that where applicants have properly considered siting and design options and minimised any environmental effects, refusal is unlikely to be warranted. The proposed site within an industrial estate has been chosen as the best available option to provide 3G telecommunications coverage to Carbrain. The application site is relatively well distanced from housing and schools (paragraph 1.1 gives details). The proposed streetworks monopole would be partially hidden behind the Territorial Army and other industrial estate buildings and by the embankment with trees to the south. The advice of PAN62 on considering options and minimising visual effects has been followed.

- 4.2 The main development plan policy for the assessment of this application is Policy IB1, which presumes in favour of industrial/ business development proposals in industrial areas such as this. In addition, Policy HG4 applies to land to the north of Glencryan Road and seeks to protect the amenity of residential areas. These policies are considered to be followed by the current application, and the application is therefore considered to accord with the development plan.
- 4.3 In summary, this application follows the relevant national planning policy and advice and meets the requirements of the development plan. The key issues of visual amenity and location have been assessed and found to be satisfactory. In terms of the associated ground based compound which would be located alongside the monopole, I am satisfied that there would be no significant visual or other impact. In conclusion, it is recommended that planning permission be granted subject to appropriate conditions to control appearance and require the removal of the equipment in the event of it becoming redundant.

NORTH LANARKSHIRE COUNCIL

SUPPLEMENTARY REPORT

To: PLANNING & ENVIRONMENT COMMITTEE	Subject: Planning Application N/05/00742/FUL: Installation of 20m high Telecommunications Monopole with Associated Apparatus at TA Centre, Glencryan Road, Carbrain Industrial Estate, Cumbernauld	
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 12 July 2005	Ref: N/05/00742/FUL	

**1. Purpose of Report**

- 1.1 At the meeting of the Planning & Environment Committee on 8 June 2005, the above planning application was adjourned to a Site Visit & Hearing. The purpose of this supplementary report is to advise Committee on two letters of objection which were received from Carbrain and Hillcrest Community Council and Greenrigg & Millcroft Flats Residents Association, since the preparation of the original report.

**2. Background**

- 2.1 The points raised by the two representations and my comments on them are set out below:-

Visual Impact

- A 20metre high mast is excessive in height and will be a dominant eyesore.
- The view from residential properties and the surrounding environment will be spoilt.

**Comments:** The proposed siting within the Carbrain Industrial Estate is on lower ground than the residential areas to the north which the mast would serve, and the applicant has confirmed that the mast would need to be 20metres in height to give satisfactory coverage to the rising residential areas to the north. When viewed from the north, the lower part of the mast would be hidden behind the 6metre high TA Centre building and the upper part would be seen against a backcloth of rising land beyond the railway, which is covered with trees. In these circumstances I do not consider that there would be such a significant detrimental impact on views from housing or the area in general as to warrant refusal of the application.

Location

- The proposed site is very close to a residential area of over 200 households, the local high school and other community amenities, and a more suitable location is sought.

**Comments:** The applicant has submitted information with the application on alternative sites considered which would give the required coverage, and concludes that the current application site is the best option available. In view of the dense residential area and presence of the primary school within the target coverage area to the northwest, I accept that this is the best available site. The area around the site is described in paragraph 1.1 of the original Committee report, which also sets out the distances of 115 metres to the nearest housing, 400 metres to Carbrain

Primary Schhol and 270 metres to Cumbernauld High School. Notifications were carried out by the applicant to these two schools but no representations have been received from them.

### Concentration of Masts

- There will be too many masts affecting the area, with plans for a new mast at Lenziemill and one in the Town Centre also cited.

**Comments:** Each planning application has to be considered on its own merits and I am satisfied that the applicant has demonstrated a need for a new mast in this area, to provide the mobile phone coverage which his licence requires him to do. I do not consider that there would be such a concentration of masts in this area to warrant any refusal on cumulative impact grounds.

### Health Concerns

- The health implications of the proposal are insufficiently known.

**Comments:** This issue has already been addressed in paragraph 3.2 of the original Committee report.

## **3. Considerations**

- 3.1 Despite the receipt of two letters of objection from the Carbrain and Hillcrest Community Council and the Greenrigg & Millcroft Flats Residents Association, no new issues have been raised which would lead me to change my original recommendation on this application. The reasons for this are set out under each point in Section 2 above.

## **4. Recommendation**

- 4.1 It is recommended that the application be granted subject to the conditions in the original report.



**David M. Porch**  
**DIRECTOR OF PLANNING AND ENVIRONMENT**

(15 June 2005)

Local Government Access to Information Act: for further information about this report, please contact Mr Richard Cartwright on 01236 616474.

### Background Papers:

Planning Application N/05/00742/FUL

National Planning Policy Guidance NPPG19 Radio Telecommunications 2001

Planning Advice Note PAN62 Radio Telecommunications 2001

Letter from Carbrain and Hillcrest Community Council, 185 Greenrigg Road, Carbrain, Cumbernauld received 6<sup>th</sup> June 2005

Letter from Greenrigg & Millcroft Flats Residents Association received 6<sup>th</sup> June 2005