

Application No: S/05/01255/FUL

Date Registered: 22nd July 2005

Applicant: William Tracey
4 Finnie Wynd
Motherwell
ML1 2JJ

Development: Erection of Telescopic Amateur Radio Mast (In Retropect)

Location: 4 Finnie Wynd
Motherwell
Lanarkshire
ML1 2JJ

Ward: 12 Knowetop

Grid Reference: 276845 655554

File Reference: S/PL/B/11/17(90)

Site History: S/04/00196/FUL – Erection of Two-Storey Side Extension, granted 5th April 2004

Development Plan: The site is zoned as Policy HSG 8 Established Housing Areas in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Contrary to Development Plan: No

Consultations: None Required

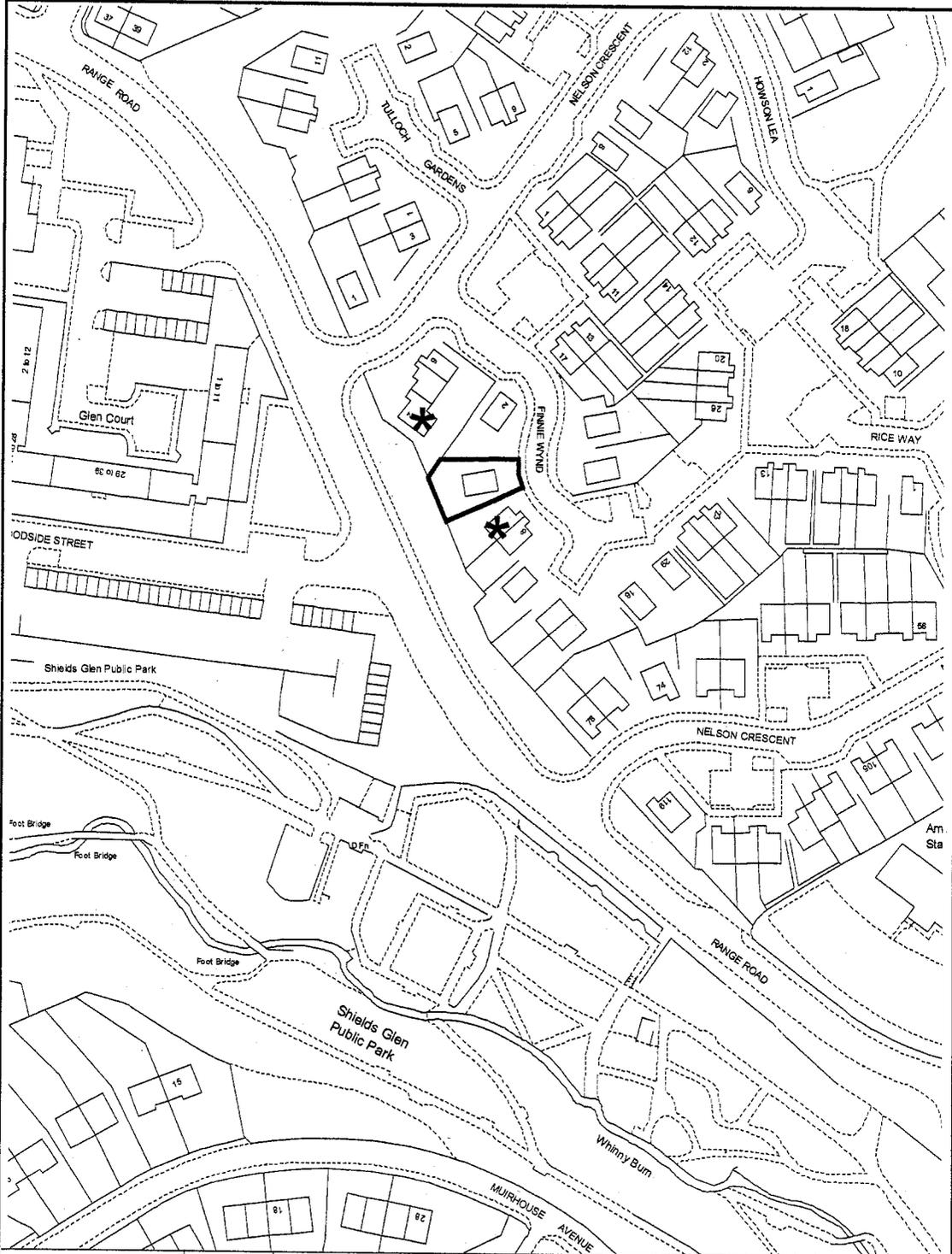
Representations: 2 Letters of Representation

Newspaper Advertisement: Not Required

Recommendation: Grant Subject to the Following Conditions:-

1. That in the event the radio telecommunications masts become redundant it must be removed to the satisfaction of the Planning Authority within one month of becoming redundant.

Reason: To protect the visual amenity of this residential location.



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PLANNING APPLICATION NO. S/05/01255/FUL
 ERECTION OF TELESCOPIC AMATEUR RADIO MAST
 (6.7 METRES LOWERED, 10.9 METRES RAISED)
 4 FINNIE WYND, MOTHERWELL
 * Representations

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Background Papers:

Application form and plans received 21st July 2005

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

Letter from Paul and Catherine Simpson, 6 Finnie Wynd, Motherwell, ML1 2JJ received 4th August 2005.

Letter from Mr JK & Mrs S Russell, 2 Nelson Crescent, Motherwell, ML1 2JH received 8th August 2005.

Any person wishing to inspect these documents should contact Mrs Marlane Lavery at 01698 302099.

APPLICATION NO. S/05/01255/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application seeks permission for the erection of a Telescopic Amateur Radio Mast at 4 Finnie Wynd, Motherwell. The application site is a detached dwellinghouse surrounded by similar dwellings to the side and front. Range Road bounds the site to the rear.
- 1.2 The applicant has erected an amateur radio mast within the rear garden of the house. The height of the mast will be 6.7 metres when lowered and 10.9 metres raised.

2. Development Plan

- 2.1 The site is covered by policy HSG 8 Established Industrial Areas within the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

3. Consultations and Representations

- 3.1 Two letters of objection have been received from the neighbours at 2 Nelson Crescent and 6 Finnie Wynd in relation to this application. Their grounds of objection are as follows:

- The appearance of the mast will affect the amenity of the objectors' property and surrounding area and this will in turn affect the resale of the objector's property.
- There may be emissions from the masts which may have health implications and the masts would be more suited to a house with an extensive garden.
- The mast may cause problems for the nearby ambulance station further up Range Road.
- The mast causes interference and may be able to pick up conversations within the objectors home
- The mast may not be secured properly and as the garden is not big, it could be dangerous if blown down.

The objectors at No.6 Finnie Wynd have asked that should planning permission be granted that the mast is relocated to a less obtrusive position, so that the appearance of their entrance is not affected and that the mast is attached to the house for stability. They also recommend that a mobile mast would be more appropriate.

The objectors at 6 Finnie Wynd have requested a Site Visit

4. Planning Assessment and Conclusions

- 4.1 The application raises no strategic issues and can therefore be assessed in terms of the local plan policies. Planning Decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the proposal complies with the Southern Area Local Plan and the main issue is the impact of the radio mast on the neighbouring properties.
- 4.2 With regard to the points raised by the objectors, it is conceded that there is an impact on the visual amenity of the surrounding area, however the mast is a slender telescopic design, no more visually obtrusive than a standard lighting column and it is acceptable from a planning viewpoint. Whilst appreciating the objectors concerns, the impact on property values is not a material consideration in determining the acceptability of this application. There is no evidence

to suggest that there would be any health implications as a direct result of the mast or that it would cause problems with the nearby ambulance station. In terms of interference and being able to pick up conversations from within the objector's house, the Office of Communications (OFCOM) deal with any interference complaints and are happy to investigate and take appropriate action. Furthermore, the mast has been located as far from the neighbouring houses as possible. The objectors concern that the mast may be blown down is a legal matter and not a material planning consideration.

- 4.3 With regard to the recommendations made by the Objectors at No.6 Finnie Wynd, as stated above, the mast is acceptable in its current location and the stability of the mast is a legal matter and not a material planning consideration. In terms of the applicant using a mobile mast, the effect on the objectors visual amenity would be the same and I have attached a condition which will ensure that if the mast becomes redundant it is removed.
- 4.4 The location and scale of the radio mast is considered to be acceptable in planning terms. It will be visible from the objectors properties, however I do not consider this a significant level of visual intrusion to justify refusal of planning permission.
- 4.5 Notwithstanding the objections received, I recommend that planning permission be granted subject to conditions. The Objector at No.6 Finnie Wynd has requested a Site Visit.