

Application No: S/05/01455/FUL

Date Registered: 14th September 2005

**Applicant:** Orange PCS Ltd  
Unit 3  
Plantation Avenue  
Motherwell  
Lanarkshire

Agent Harlequin Ltd  
Woodside House  
20-23 Woodside Place  
Glasgow  
G3 7QF

**Development:** Extension of an Existing Telecommunications Mast and the Installation of 3 No. Antennas, 1 No. Transmission Dish, 1 No. Equipment Cabinet and Ancillary Equipment

**Location:** Unit 3  
Plantation Avenue  
Motherwell  
Lanarkshire

Ward: 27 Holytown - Councillor James Coyle

Grid Reference: 276483 660604

File Reference: S/PL/5/16 (153)

Site History: Telecommunications mast erected in 2001 under previous permitted development provisions

Development Plan: The site is designated as Green Belt in the Adopted Northern Area Local Plan and as RTL 6 (Secondary, Village and Neighbourhood Commercial Centres) in the Southern Area Local Plan Finalised Draft.

Contrary to Development Plan: No

**Consultations:** None required

**Representations:** 1 Letter of Representation

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.

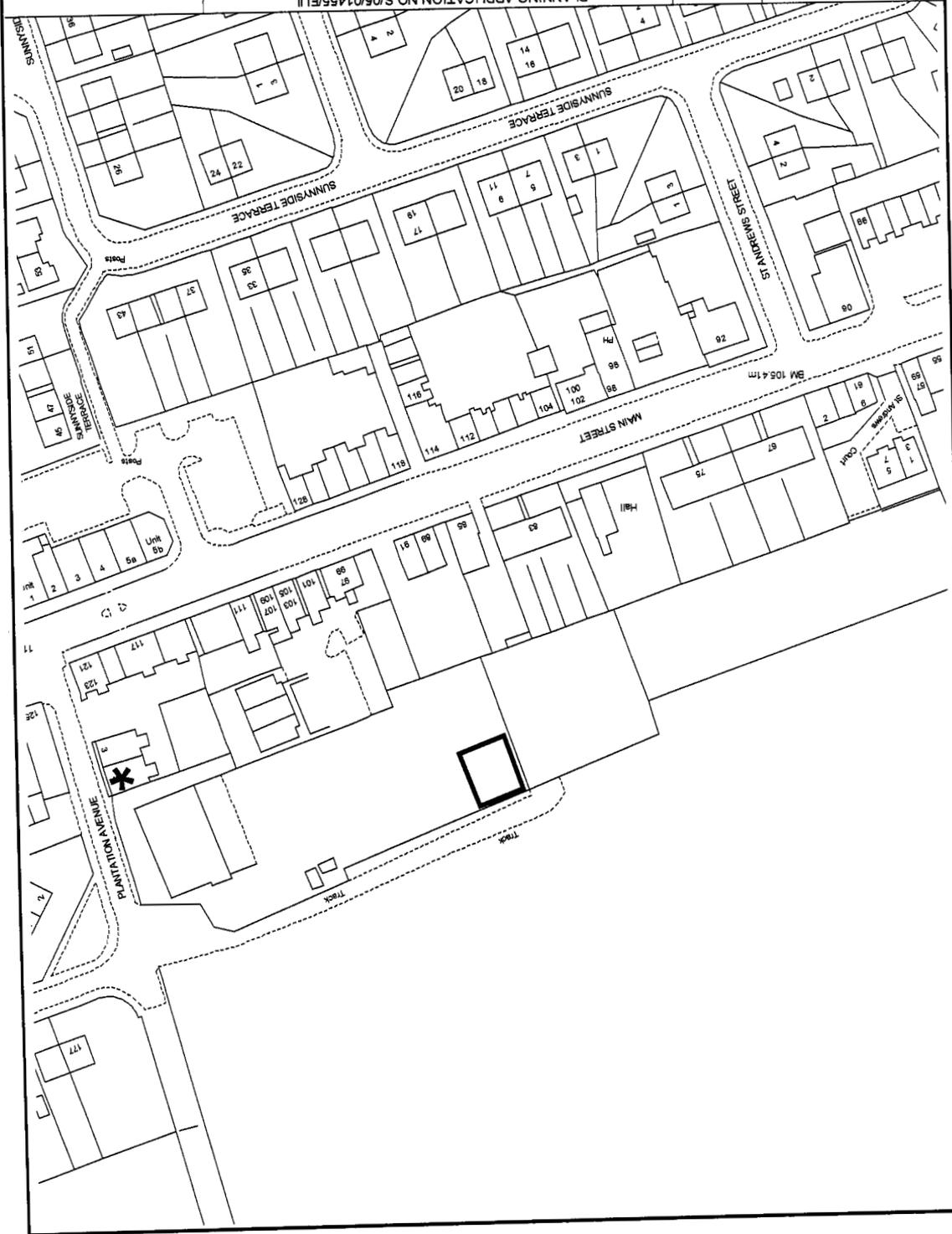
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PLANNING APPLICATION NO. S/05/01455/FUL  
 EXTENSION OF AN EXISTING TELECOMMUNICATIONS MAST  
 AND THE INSTALLATION OF 3 NO. ANTENNAS,  
 1 NO. TRANSMISSION DISH, 1 NO. EQUIPMENT CABINET  
 AND ANCILLARY EQUIPMENT  
 UNIT 3 PLANTATION AVENUE, HOLYTOWN, MOTHERWELL  
 \* Representation



North Lanarkshire Council  
 Planning and Environment  
 Suite 501, Planning House  
 2 The Road  
 GAMBRIALD  
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 OS Licence 100022389 2004



2. That in the event that the telecommunications equipment, supporting structure or the apparatus within the site becomes redundant it must be removed to the satisfaction of the Planning Authority within one month of becoming redundant. If the site ceases to be used for telecommunications transmission, it must be reinstated to the satisfaction of the Planning Authority within six months of cessation.

**Reason:** To minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory standard.

**Background Papers:**

Application form and plans received 25th August 2005

Letter from John Harkins, 5 Plantation Avenue, Holytown, Motherwell, ML1 4UA received 4th October 2005.

Any person wishing to inspect these documents should contact Miss Lesley Ward at 01698 302142.

## APPLICATION NO. S/05/01455/FUL

### REPORT

#### 1. Description of Site and Proposal

- 1.1 The application site is industrial land situated to the rear of shops and residential properties in Holytown. This application seeks planning permission to extend an existing telecommunications mast by 5 metres, and install 3 antennas, 1 transmission dish and 1 equipment cabinet with ancillary equipment. This mast is proposed to extend the existing 15 metre high mast which was constructed under previous permitted development provisions in 2001.
- 1.2 The applicant has supplied a supporting statement that indicates the need for a mast within this area to meet a shortfall in coverage, which will be of general benefit to business, and domestic users in the area. Several alternative sites were investigated, however they were discounted due to various reasons of unsuitability.

#### 2. Development Plan

- 2.1 The site is zoned as RTL 6 (Secondary, Village and Neighbourhood Commercial Centres) in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). Policy CS6 (Telecommunications Development) is also applicable. There are no strategic implications.

#### 3. Consultations and Representations

- 3.1 One letter of representation was received from a neighbouring property and the points of objection can be summarised as follows:
- The mast is close to private property, as well as a community centre and sports centre
  - The site is owned by a business wishing to generate income and have no regard for health issues
  - The mast is unsightly
  - There are other more appropriate sights that could accommodate the mast

The objector also requested the Committee make a site visit if they are minded to grant this application.

#### 4. Planning Assessment and Conclusions

- 4.1 Policy RTL 6 states that the Council will seek to support commercial activity within these designated areas. In land use terms the proposal is compliant with the development plan. Policy CS6 indicates that telecommunications developments will be considered using a precautionary approach and will seek to locate such developments outwith densely populated areas or areas where there are sensitive uses. Proposals should be sited and designed to minimise the visual impact of the apparatus.
- 4.2 In terms of the points of representation, the following points can be made:
- The mast is sited at least 40 metres from the nearest residential property, and 60 metres from the public footway. In addition, the community centre and sports centre lie approximately 200 metres from the application site.
  - Neither the health impacts nor the financial benefit to businesses are material planning

- considerations and therefore cannot be taken into account in determining this application.
- Due to the commercial location of the existing mast, and its position behind tenement properties, the visual impact of this development will be minimal.
  - The applicant has submitted details of alternative sites that were considered but discounted, including sites at Eurocentral.
- 4.3 NPPG 19 provides support for telecommunications development where the applicants have demonstrated the ability to carefully consider the siting and design options, and where the possible environmental effects have been minimised. It indicates that where the applicant has taken all these factors into consideration, refusal is unlikely to be warranted. Since the proposal is an extension of the existing mast, and would be sited at least 40 metres from the nearest residential property, and 60 metres from the public footway, there will be a minimal visual impact. The applicant has satisfied the criteria set out in both NPPG 19 and PAN 62.
- 4.4 Policy CS6 states that the Council will adopt a precautionary approach with regard to new telecommunication developments, and will encourage the use of site sharing and mast sharing where it represents the best environmental solution in other cases. It is considered that since this proposal intends to use an existing site, there will be no adverse environmental impacts and it is therefore acceptable.
- 4.5 The applicant has provided details of several sites that were investigated prior to the submission of this application. However due to limited coverage and lack of site providers, the application site was chosen to provide the appropriate network coverage. As for related health impact the proposal is in accordance with all relevant national planning policy and the applicant has submitted the ICNIRP compliance certificate.
- 4.6 In conclusion it is considered that in terms of siting and design the proposed development is acceptable and it should not significantly impact on residential properties. The proposed development is therefore in accordance with national policy guidance in PAN 62 and NPPG 19 Radio Telecommunications, and meets the criteria stipulated in local plan policy CS6. Taking into account the development plan and all material considerations including representations, and national and local policies, planning permission should be granted in this case.

**Note: The objector has requested a Site Visit in the event of the application being recommended for approval.**