

Application No: N/07/00272/FUL

Date Registered: 20th February 2007

Applicant: T-Mobile (UK) Ltd
C/o Agent

Agent Mono Consultants Ltd
48 St Vincent Street
Glasgow
G2 5TS

Development: Installation of a 15 Metre High Monopole Mast and Associated Equipment

Location: Site Adjacent To The Weavers
Condorrat Ring Road
Condorrat
Cumbernauld

Ward: 62 Condorrat Central Councillor Gerard McElroy

Grid Reference: 274718 659900

File Reference: N/07/00272/FUL

Site History: None

Development Plan: The site lies within an established residential area and as such is covered by Residential Policy HG4 (Residential Amenity) of the Cumbernauld Local Plan, 1993. There are no specific telecommunication policies in the Cumbernauld Local Plan.

Contrary to Development Plan: No

Consultations: No external consultees

Representations: 2 letters of representation received.

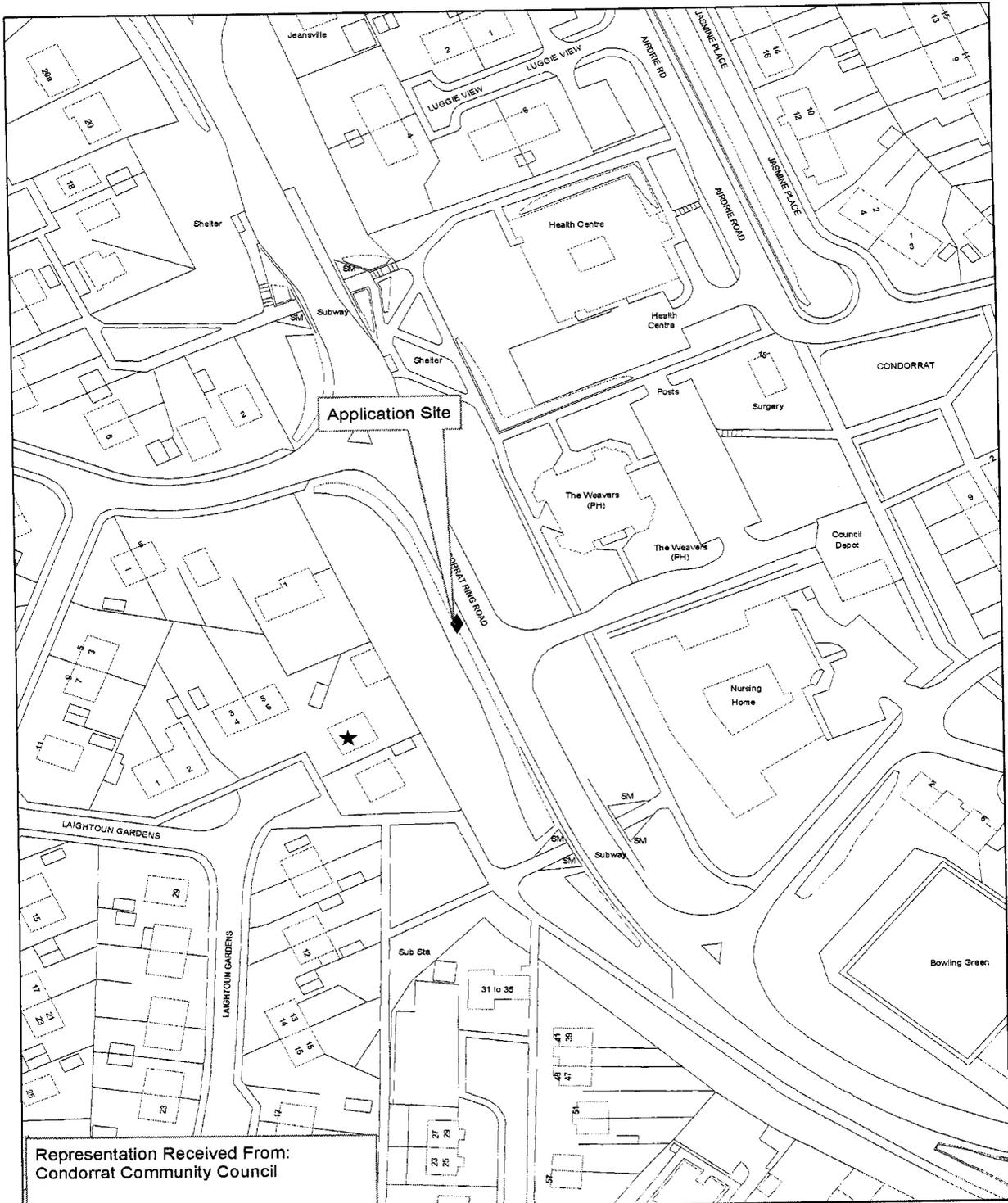
Newspaper Advertisement: No advert required

Recommendation: Approve 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 in the event that the telecommunications equipment or the apparatus within the site becomes redundant, it must be removed to the satisfaction of the Planning Authority within one month of being 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.



Representation Received From:
Condorrat Community Council

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N/07/00272/FUL
T-Mobile (UK) Ltd
Adjacent To The Weaver PH
Condorrat Ring Road Condorrat Cumbnauld
Installation of a 15 metre high Monopole Mast
and Associated Equipment
★ Representation



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

3. That the monopole and shroud shall be steel/grey to match the existing lighting columns.

Reason: In the interests of the visual amenity of the area.

Background Papers:

Application form and plans received 20th February 2007

Memo from Traffic & Transportation (Northern Area) received 6th March 2007

Memo from NLC Education received 27 February 2007

Letter from Condorrat Community Council, C/o Ann L Sneddon, Secretary, 'Cruachan', 5 Gainburn Crescent, Condorrat, Cumbernauld, G67 4QN received 2nd March 2007.

Letter from Dr M Nair, 7 Laightoun Gardens, Condorrat, Cumbernauld, G67 4EZ received 9th March 2007.

Cumbernauld Local Plan 1993

Any person wishing to inspect these documents should contact Mr Graeme Lee at 01236 616474.

Date 12 March 2007

APPLICATION NO. N/07/00272/FUL

REPORT

1. Description of Site and Proposal

- 1.1 T-Mobile (UK) Ltd are seeking planning permission to site a 15 metre high slim line streetworks style monopole telecommunications mast adjacent to Condorrat Ring Road in Condorrat. A range of sites have been investigated within the Condorrat area, but for varying reasons, have been dismissed.
- 1.2 The chosen site lies on the opposite side of Condorrat Ring Road from the Weavers Public House. The houses on Loughtoun Gardens lie to the west of the mast site. The closest house is 30 metres away and is located on the other side of a stand of mature trees. At this point there is mature planting on both sides of the Ring Road. The mast will be located midway between two lighting columns and it is proposed that the mast will be steel/grey in colour to match the lighting columns. In terms of height, the mast will be some 5.5 metres higher than the lighting columns and approximately 4 metres above the height of the adjacent trees.

2. Development Plan

- 2.1 This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000 and can therefore be assessed against Local Plan policies.
- 2.2 The site lies within an established residential area and as such is covered by Residential Policy HG4 (Residential Amenity) of the Cumbernauld Local Plan, 1993. This policy seeks to protect the amenity of existing residential areas. There are no specific telecommunication policies in the Cumbernauld Local Plan.
- 2.3 National Planning Policy on radio telecommunications, contained in NPPG 19 and PAN 62, provides support for telecommunications development where the applicants have demonstrated the ability to carefully consider siting and design options which are sensitive to the built form and the natural environment. It indicates that where the applicant has taken all these factors into consideration, refusal is unlikely to be warranted. It should be noted that the application has been accompanied by the appropriate ICNIRP Declaration.

3. Consultations and Representations

- 3.1 My Traffic and Transportation Section offered no objections to the chosen location but make detailed recommendations regarding the provision of a hardstanding area on the verge adjacent to the mast and the submission of details of the method of installation and thereafter maintenance of the equipment.

Comment: It is considered that, as the installation of the equipment will be in the road verge, the construction details will require to be agreed with the Council as Roads Authority. Consequently, I do not consider it necessary to cover this matter with planning conditions. With regards to the formation of a hardstanding area on the verge, I feel this to be unnecessary as, even if one were to be provided, it is likely that maintenance vehicles will park on the road. Also, maintenance is unlikely to take place so frequently as to warrant an area of off road parking. Furthermore, I feel that visually, an area of hardstanding area will draw more attention to the equipment.

- 3.2 NLC Education were not consulted but have commented on the application advising of concerns in relation to the citing of telecoms equipment in the vicinity of schools. The perception of the school community, however uninformed, is that such equipment represents a danger. This may effect parental decisions as to which school to send their children.

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 a planning application. For information, the closest school building (St Helen's Primary) is over 460 metres away to the north east of the site. The closest part of the school playing fields are some 430 metres away from the proposed mast.

- 3.3 Condorrat Community Council requested a consultation on the application and has objected on the basis that there is already a proliferation of masts on the Ring Road. Concerns are raised about the proximity of the mast to Condorrat Health Centre and Rannoch Lodge Nursing Home. The possibility that radiation from the mast will interfere with sensitive medical or health equipment is of concern. The Community Council has also requested a hearing.

Comment: Whilst there are other masts on the ring road none are located close to the application site. As indicated above, the applicant has submitted the required ICNIRP declaration of conformity with the guidelines of the EU International Commission on Non-Ionizing Radiation Protection. Planning Authorities should not treat radio frequency emissions as a material consideration in the assessment of a planning application. For information, the mast is located 87 metres away from the Health Centre and 43 metres from the Nursing Home.

- 3.4 One letter of representation has been received from the residents of No 7 Loughtoun Gardens citing health concerns and the adverse impact on the view that is currently enjoyed from the property.

Comment: As indicated above the applicant has submitted the required ICNIRP declaration of conformity with the guidelines of the EU International Commission on Non-Ionizing Radiation Protection. With regards to the impact on the view, the mast is to be located some 35 metres to the north east of the house. The majority of the mast will be screened by the intervening trees with only the top 4 metres being visible above the trees. Loss of view is not a material planning consideration whereas impact on visual amenity is. In this case, the visual impact is not considered to be so significant as to justify refusing planning permission. In any event views of the mast from this property (and from No 1 Kirkview Road) will be oblique.

4. Planning Assessment and Conclusions

- 4.1 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Cumbernauld Local Plan 1993 does not contain a telecommunications policy. The proposal is not contrary to policy housing policy HG4.
- 4.2 In complying with guidance given in NPPG 19 and PAN 62, the applicant considered a number of potential sites before deciding upon the application site. Other options that were considered included land at the Weavers Public House and at McCashin's Service Station. These options were dismissed because of lack of interest on the part of the site owners. Various other locations were considered on Condorrat Ring Road (including the opposite side of the road) but these were dismissed because of the presence of underground utilities. Site sharing was not a possibility and there were no viable options to conceal or disguise the equipment on existing buildings or structures.
- 4.3 Further complying with guidance given in NPPG 19 and PAN 62, the proposed slim line monopole will be set against the established trees that separate the houses on Loughtoun Gardens from Condorrat Ring Road. The nearest house to the proposed mast is 30 metres away. No 7 Loughtoun Gardens is some 36 metres away from the mast. Being located against a backdrop of trees, and adjacent to existing lighting columns, it is considered that the mast will be absorbed in the street scene. It is therefore considered that the proposal would have a minimal impact on the visual amenity of the surrounding area.

- 4.4 Having considered all the relevant issues in this case, it is recommended that planning permission should be granted. It should be noted that Condorrat Community Council has requested that a hearing takes place before this application is determined by the Planning Committee.