



## Planning Applications Committee

### Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1(c)

11th March 2025

Contact: Kate Flowerday Phone: 0141 287 8490

**Application Type** Full Planning Permission

**Recommendation** Grant Subject to Condition(s)

|                          |   |                          |  |
|--------------------------|---|--------------------------|--|
| <b>Application</b>       | 24/02250/FUL  | <b>Date Valid</b>        | 11.09.2024   |
| <b>Site Address</b>      | Site Opposite 11 - 12<br>Florida Crescent<br>Glasgow                                  |                          |  |
| <b>Proposal</b>          | Installation of telecommunications monopole, cabinets and associated ancillary works. |                          |  |
| <b>Applicant</b>         | Cornerstone<br>Hive 2<br>1530 Arlington Business Park<br>Theale<br>RG7 4SA            | <b>Agent</b>             | WHP Telecoms Limited<br>Susannah Help<br>Station Court<br>1A Station Road<br>Guiseley<br>Leeds<br>LS20 8EY |
| <b>Ward No(s)</b>        | 07, Langside  | <b>Community Council</b> | 02_102, Mount Florida  |
| <b>Conservation Area</b> | Not applicable  | <b>Listed</b>            | Not applicable   |
| <b>Advert Type</b>       | Not applicable  | <b>Published</b>         | Not applicable   |
| <b>City Plan</b>         | Urban Area  |                          |  |

### Representations/Consultations

#### Representations

16 objections were received against the application from interested parties including from Mount Florida Community Council. The **material** grounds of objection can be summarised as follows:

- Adverse visual impact
- Proximity to residential properties
- Increased noise pollution
- Adverse impact on wildlife
- Adverse impact on sunlight/daylight
- Adverse health impacts

The objections also contained a number of other grounds of objection which were not considered to be material to the assessment of this application, including:

- Potential devaluation of house prices
- Impact on views

#### **Consultations:**

No external consultations were required.

### **Site and Description**

The application site is an area of pavement in Cathcart Road, opposite 11 – 12 Florida Crescent and is sited approximately 24m from the nearest residential property on Florida Crescent.

An area of grass with several trees separates Florida Crescent from Cathcart Road. To the north of the site is an existing bus stop. To the west of the site is the railway and beyond, Queens Park recreational ground. The site is located within Ward 07 – Langside.

### **Site History**

20/00881/PNT– Installation of 20m monopole, associated cabinets and ancillary works.. – Prior notification required and refused.

Reason for refusal: By way of its siting and potential for a significant cumulative impact, the proposed development would fail to satisfy Interim Planning Guidance 3 - Economic Development to the detriment of the appearance and visual amenity of the surrounding area.

#### **Pre-Application Discussions**

A pre-application service is available whereby it is possible to submit a proposal and receive feedback prior to an application being submitted. Early engagement is generally recommended as this enables the planning authority to provide advice regarding the likely suitability of the proposal in terms of siting and design.

Pre-application advice was provided for enquiry 24/00565/PRE for a similar proposal at the Junction Of Nutberry Court/Cathcart Road which was discouraged due to its visual impact and potential impact on trees. This was followed by a formal submission, reference 21/00287/PNT.

This refusal was followed by a further pre application discussion where various options were presented to the Council, this included an optional site within Cathkin Park, Queens Park, the opposite side of Cathcart Road and the car park of a neighbouring clinic. However, these were discounted due to issues with visibility, scale, ownership and depth of the footpath.

This application is a resubmission of the previous application refused, 20/00881/PNT, which presents the same site but a lower mast.

### **Proposal**

The application is for a 17.5m overall height telecommunications monopole with associated cabinets (x1) sited adjacent to the base of the monopole and ancillary works. Cabinet 1 is proposed to be approximately 1.9 metres wide, 0.6 metres in depth and 1.7 metres in height. Cabinet 2 would be approximately 1 metre high, 0.6 metres in depth and 1.7 metres in height.

The mast and equipment are described as being grey, but a condition is proposed to require the structure to be finished in green.

### **Specified Matters**

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

#### **A. Summary of the main issues raised where the following were submitted or carried out**

**i. an environmental statement**

Not applicable

**ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994**

Not applicable

**iii. a design statement or a design and access statement**

Not applicable

**iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)**

Not applicable

**B. Summary of the terms of any Section 75 planning agreement**

Not applicable

**C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions

**i. with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable

**ii.**

**1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable

**2. restricting the grant of planning permission**

Not applicable

**iii.**

**1. requiring the Council to consider imposing a condition specified by Scottish Ministers**

Not applicable

**2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.**

Not applicable

**Policies**

**National Planning Framework 4**

**Policy 1 - Tackling the climate and nature crises**

**Policy 2 - Climate mitigation and adaptation**

**Policy 7 - Historic assets and places**

**Policy 24 – Digital Infrastructure**

**Glasgow City Development Plan**

**CDP 1: Placemaking Principle**

**CDP 3 & IPG3: Economic Development**

**SG 7: Natural Environment**

## Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

In terms of this application therefore, the determining issues are considered to be:

- (a) whether the proposal accords with the Development Plan; and,
- (b) whether any other material considerations (including objections) have been satisfactorily addressed.

Each development proposal will be considered on its individual merits and must respond to its setting appropriately to ensure protection and enhancement of amenity in the area.

In respect of (a) the Development Plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan which was adopted on 29th March 2017.

### **National Planning Framework 4:**

The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies.

The following policies are considered relevant to the application:

**Policy 1 (Tackling the climate and nature crises) and Policy 2 (Climate mitigation and adaptation) are applicable to all new development and must be considered in light of the proposals impact on the environment.**

#### **Comment:**

The aim of the policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The scale of the proposal is not such that it would have a significant enough impact on the climate and nature crises.

The proposed development will also not have a detrimental impact on the character or environmental quality of the surrounding area in terms of size, design and materials.

The proposal complies with **Policies 1 and 2.**

### **Policy 7. Historic assets and places**

j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.

#### **Comment:**

The policy intent of Policy 7 is to protect and enhance historic assets and places and to enable change. Whilst not readily apparent the site is located within a Historic Battlefield, where it is estimated that the Battle of Langside occurred. The Battlefield is unique in that it covers a large urban area which includes Queens Park and the recreation ground as well as various main arterial routes and tenemental buildings. Much of the Battlefield has been previously developed and contains structures of varying heights and quality.

On the basis of the sites location and the fact that it is located on a main arterial route it is not considered that the proposal would have a detrimental impact on the qualities of the battlefield. It is unlikely that any physical remains of the battlefield will be lost or impacted by the proposal as the development would have shallow foundations and is located on an existing pavement.

On this basis any impact would be negligible and the proposal would comply with **Policy 7**

## **Policy 24. Digital Infrastructure**

*e) Development proposals for digital infrastructure will only be supported where:*

- i) the visual and amenity impacts of the proposed development have been minimised through careful siting, design, height, materials and, landscaping, taking into account cumulative impacts and relevant technical constraints;*
- ii) it has been demonstrated that, before erecting a new ground-based mast, the possibility of erecting antennas on an existing building, mast or other structure, replacing an existing mast and/or site sharing has been explored.*

### **Comment:**

The intent of Policy 24 is to encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all our places and the economy. Parts a) to d) of Policy 24 outline a presumption to support digital infrastructure subject to certain assessment criteria those being ensuring the visual impact of a proposal is acceptable for the context and all other avenues have been explored prior to considering a ground based mast.

The site is located on a main arterial route with residential properties on the east side of the Cathcart Road and a railway line and public park located to the west. The site is located next to an existing area of amenity ground which contains grass and various trees of varying scale and type. The closest residential property is approximately 30 metres away, with the trees and amenity space providing a visual buffer. Street lights are located on both sides of the street with a bus stop and shelter to the north of the site. This mast and cabinet would be located on the heel of the footpath, away from the root zones of the existing trees.

In order to address the reasons for the previous refusal the proposed mast is 17.5 metres high rather than 20 metres in an attempt to reduce the visual impact of the mast. Although it is appreciated that the development would still be visible and although not completely alien to an urban environment, will appear larger than other infrastructure and adjacent properties. The proposed mast and equipment is proposed to be grey but given the backdrop of the open space and trees it is proposed to require the equipment to be finished in green.

In response to the original refusal at the site the applicant has engaged in pre application discussions and considered some 20 other sites in the search area. That search area being limited to Cathcart Road, as north as Cathkin Park and as south as the junction with Prospecthill Road. The sites include various buildings as well as on street locations. Unfortunately many of the buildings are low and an on-building solution would not provide suitable coverage. The on-street solutions tested also have various constraints due to underground services or due to the location and level would require a much higher mast. Site sharing is unviable for this location as there are limited opportunities and generally site sharing of existing 5G masts results in higher infrastructure and a large number of street cabinets, both of which would result in a more visible mast in the locale.

Whilst the site has been subject to a previous refusal for a 20 metre mast at this site, the applicant has sought to find alternative sites and engaged in pre application discussions. The result of those has meant that this site is likely the most viable solution with the amendment being a slightly lower mast at 17.5 metres. A 15 metre mast may also have been a solution but the effect of this would mean that a second mast would be required to provide sufficient coverage in the area, to the detriment of the wider area.

By selecting this site, the proposal has the benefit of some tree screening to limit the direct impact on the adjacent residential properties and provide a backdrop to the proposal so that it does not appear isolated within the wider townscape.

Therefore, on balance is it not considered that the proposal would have a significantly adverse impact on visual and residential amenity due to careful siting and design. The possibility of erecting a building-based mast has been discounted at this location. As such, the proposal is considered to be in accordance with the aims of Policy 24.

The proposal accords with **Policy 24. Digital Infrastructure**.

### **NFP 4 Conclusion:**

Taking all the above into considerations the proposal would meet the requirements of NPF4.

## **Glasgow City Development Plan**

The City Development Plan consists of high-level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. Many of the policies in NPF4 are reflected by policies and statutory guidance associated with the Glasgow City Development Plan.

The following CDP policies are considered particularly relevant to the application assessment:

### **CDP 1: The Placemaking Principle**

***CDP 1** is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the City Development Plan. CDP 1 states that: new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage.*

### **CDP3 & IPG3: Economic Development**

***CDP3** and **IPG3** are similar in their intent as Policy 24 of NPF4 in that they recognise the importance of new telecommunications infrastructure as part of meeting economic development objectives, whilst also recognising that certain types of telecommunications infrastructure, such as antennas and mobile phone masts, can have significant impacts on amenity.*

*Interim Planning Guidance IPG3 Economic Development supports CDP3 and states that the Council will support proposals for new telecommunications infrastructure, where:*

- (i) they accord with Placemaking and Sustainable Spatial Strategy policy aims and objectives;*
- (ii) the site proposed has been identified and justified as the most appropriate solution following a search for alternative locations and options, including sharing or co-location of sites. Reasons for rejecting sites should be submitted as evidence;*
- (iii) visual impact is minimised through careful and sensitive design and siting; and,*
- (iv) it is demonstrated that cumulative impact has been considered and limited;*

*Specifically for ground based masts proposals should not result in a situation where:*

- the erection of a mast and cabins would be detrimental to pedestrian or traffic safety;*
- a pavement monopole would be close to another monopole, lighting column or traffic light column, resulting in clutter and visual disamenity; or*
- a monopole with an overly large head casing, or attached dish/drum, would be located in an area of high visibility, or overlooked by housing.*

### **Comment:**

The assessment above explains in more detail, but in relation to the relevant CDP policies and with regard to amenity, the proposed equipment is of a design and scale that is considered to be acceptable at this location and has been identified as the most suitable solution in the immediate vicinity. The proposed equipment is sited a sufficient distance from the residential properties on Florida Crescent and the existing foliage coverage from the site's trees is expected to minimise the impact on visual amenity to these properties.

With respect to pedestrian safety and access, the proposed monopole and cabinet are located at the heel of the pavement in close proximity to the grassed area, leaving a sufficient access distance of 2300mm between the pole and pavement kerb. There is a bus stop shelter structure located just further north-east of the proposed pole site which projects into the pavement substantially further than the proposed pole and cabinet and still provides sufficient passing access. Similarly, the developments' location south of the bus stop would avoid a visual obstruction to buses or those using the bus stop to the benefit of pedestrian and traffic safety.

The applicant has provided evidence of alternative sites which have been discounted due to their location or limitations to provide sufficient mobile coverage. It is considered that the proposed location and design are considered to be the optimum solution in this instance.

In compliance with legislation the applicant has provided a certificate indicating compliance with the ICNIRP Public Exposure Guidelines demonstrating that the proposal would be operated in line with OfCom Regulations and would not be of concern with respect to public health.

Overall it is considered that the proposal would comply with policies CDP1 and CDP3.

## **SG 7: Natural Environment**

The Council will not support development proposals that would have a significant adverse impact on the special character or qualities of a local landscape site unless applicants can demonstrate that the proposed development will enhance the character or qualities of the site.

### **Comment:**

In support of the proposed development the applicant has provided a tree impact assessment in order to ensure the protection of the mature trees to the rear of the site. Whilst not protected, the trees themselves provide important biodiversity and visual benefits to the area therefore their protection during works is important.

The assessment concludes that the proposal would not impact on the tree root zones or the canopies of the trees avoiding the need to prune or cut back the trees to accommodate the development. Conditions are proposed to ensure that the tree root zones are protected and to avoid the placement of equipment in the amenity space at the rear of the space to protect its biodiversity value.

Subject to conditions the proposal would comply with Policy CDP7.

### **CDP Conclusion:**

Overall, it is considered that the applicant has provided sufficient information to support the siting of the monopole in this location and subject to conditions the existing trees which are important to the overall setting and justification for this development will be protected during construction.

The proposal therefore complies with policies CDP1, CDP3 and CDP7.

In terms of issue **(a)** the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of **(b)** other material considerations include the views of statutory and other consultees and the contents of letters of representations. Those concerns regarding visual impact and proximity to residential properties are addressed within the assessment above. Due to the masts scale, location and height, it would have no impact on daylight or sunlight within adjacent properties or adjacent land. The proposal would not generate any noise. In relation to wildlife the development is not considered to have a detrimental impact to the amenity of surrounding residents with regard to biodiversity. Despite falling within a Swift Flocking Area, there are no considered threats to biodiversity at this site. Finally in respect of human health the applicant has provided ICNIRP certification which confirms that the proposal would operate within safe radiation limits.

No consultations were received and the material planning issues raised in the representations have been addressed in this report.

## **CONCLUSION**

The above demonstrates that the proposed development complies with the Development Plan. Other material considerations have been considered however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for full planning permission be granted subject to conditions.

## Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

### 1. Site Location Maps Received 31<sup>st</sup> January 2025

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

## Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

03. No access during construction shall be taken from the grass area and no part of the grass area shall be used for setting down or storing of materials.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

04. For the avoidance of doubt existing trees adjacent to the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

05. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

06. Notwithstanding the details in the approved plans, the mast and equipment cabinets should be coloured green, the shade of which shall be RAL6009 Fir Green.

Reason: In order to protect the appearance of both the property itself and the surrounding area

- 07 The equipment, hereby approved, shall be removed within one month of it becoming unused.

Reason: In order to protect the visual amenity of the surrounding area.

## Reason(s) for Granting this Application

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.



## BACKGROUND PAPERS

None

### **PLEASE NOTE THE FOLLOWING:**

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