



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms S Shaw Phone: 0141 287 6066

ITEM 1 (g)

21st May 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION	13/00374/DC	DATE VALID	21.02.2013
SITE ADDRESS	Site Of Telecommunications Mast Outside 154 Peat Road Glasgow		
PROPOSAL	Installation of replacement 15m high telecommunications tower and additional equipment cabinet		
APPLICANT	CTIL And Vodafone Vodafone House The Connection Newbury RG14 2FN	AGENT	Mono Consultants Per J Kane 48 St Vincent Street GLASGOW G2 5TS
WARD NO(S)	03, Greater Pollok	COMMUNITY COUNCIL LISTED	02_089, Levern And District
CONSERVATION AREA			
ADVERT TYPE	PUBLISHED		
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

No representations received and no consultations undertaken.

Under the terms of the Scheme of Delegation, this application requires to be reported to Planning Committee as the site is in Council ownership.

SITE AND DESCRIPTION

The application site is on the edge of Peat Road outside 154 Peat Road and on the access route to a hall at 160 Peat Road.

An application in 2009 was granted on appeal for a 14.4m high telecommunications monopole and ground based cabinets. A subsequent application (10/02079/DC) for a replacement 14.8 monopole was granted in October 2010.

The current application is for a replacement 15 metre high pole 4.5 metres away from the site of the existing monopole, which will be removed. An additional cabinet is also required, bringing the total number of cabinets to three, plus the existing 900 mm high Vodafone meter pillar. The applicants are, jointly, Telefonica and Vodafone, who have advised that the additional cabinet is required to upgrade or 'refresh' the existing installation with new equipment to facilitate improved coverage.

The applicants have submitted a declaration that the proposed telecommunications equipment complies with the requirements of the International Commission on Non-Ionizing Radiation (ICNIRP) as recommended in the EU Council recommendation of July 1999.

Background Information

Committee is advised that Vodafone Limited has entered into an agreement with Telefonica UK Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Telefonica UK Limited and Vodafone Limited.

This agreement allows both organisations to pool their basic network infrastructure, while running two, independent, nationwide networks; maximise opportunities to consolidate the number of base stations and significantly reduce the environmental impact of network development.

The upgrade programme is centred around the realisation of two mature telecommunications networks. Once the proposed upgrades have been completed, the operators are committed to decommissioning a number of sites which will be superfluous to the coverage demands within Glasgow City Council's administrative area.

Where the proposed upgrade relates to a 'streetworks' style site, the preferred solution involves removing the existing streetworks pole before installing the replacement streetworks pole onto the existing root foundation. In some cases, the existing root foundation will not be suitable for the replacement pole and a new root foundation will be required. Where a new root foundation is required, it may result in two poles being in situ for a limited period while the replacement equipment is made operational. The retention of the existing structure while the replacement structure is installed will minimise disruption to Vodafone and O2 customers in the surrounding area. Once the replacement structure is made operational and fully integrated into the network/s, the redundant equipment will be removed from the site at the first available opportunity.

POLICIES

The Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 which was adopted in December 2009. There are no policies of relevance to the assessment of the proposal in the Structure Plan.

The following City Plan 2 policies are considered relevant to the assessment of the application.

DEV 2 - Residential.

IB8 - Telecommunications.

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 to this application.

ii. **An Appropriate Assessment under the Conservation (Natural Habitats etc.) Regulations 1994**

Not applicable to this application.

iii. **A Design Statement or a Design and Access Statement**

Not applicable to this application.

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

Not applicable to this application.

B. Summary of the terms of any Section 75 Planning agreement

Not applicable to this application.

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 to this application

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

Not applicable to this application.

2. Restricting the grant of planning permission

Not applicable to this application.

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

Not applicable to this application.

2. Requiring the Council not to grant planning permission with satisfying Scottish Ministers that the Council has considered the condition.

Not applicable to this application.

ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Town and Country Planning (Scotland) Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The principal planning issues to be addressed with respect to this application are considered to be:-

1. Whether the proposal accords with the Development Plan.
2. Whether the material considerations have been addressed. This includes any consultation responses and/or representations received.

The development plan comprises The Glasgow and the Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 (adopted December 2009). The Strategic Development Plan does not contain any specific policies relevant to the assessment of this application. Within the City Plan, the policies outlined below are considered to be relevant.

DEV 2– Residential

The development site is within an area covered by Development Policy Principle DEV 2 – Residential.

Comment: The proposed cabinet and replacement monopole will be located on the public footpath in an area of existing telecommunications apparatus. The footpath will not be blocked from public access due to the configuration of the footpath at this point, and the residential amenity of the area will not be affected.

IB8 – Telecommunications

Policy IB8 of the City Plan contains guidance on the siting of telecommunications equipment. Applications will be determined on the basis of their impact on visual amenity, not only of the building or structure on which the apparatus is located, but also on the amenity of the surrounding streetscene.

Comment: The proposed additional cabinet will be located in an area of existing telecommunications apparatus, thus minimising visual impact on the surrounding area. The proposed monopole is only 200mm taller than the existing one, which will be removed, and its location is adjacent to the existing cabinets. The cabinets are separated from the road by metal railings which help to conceal them from the passing traffic. The monopole will not be close to street lighting columns and will be further from any tree. It is therefore considered that the proposal conforms to this policy

Other material considerations

No letters of representation have been received and there are no other material considerations to be considered in the assessment of this application.

Conclusion

In conclusion, the proposed development is considered to accord with the relevant policies of City Plan 2. There are no other material considerations to consider which would outweigh the proposal's compliance with the development plan. Accordingly, it is recommended that planning permission be granted, subject to undernoted conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

Site location maps 100 Rev A
Proposed Site Elevation 302 Rev A
Antenna and Equipment Layout 400 Rev A

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

Reason: As these drawings constitute the approved development.

02. All telecommunications equipment, hereby approved, shall be removed and the site restored to its former state within one month of the telecommunications equipment becoming unused.

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

03. The equipment cabinet shall be painted to match the existing equipment cabinets at the telecommunications site.

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

04. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

05. Doors to the cabinet must be of a sliding nature or capable of opening fully through 180 degrees.

Reason: In the interests of pedestrian safety.

REASON(S) FOR GRANTING THIS APPLICATION

01. 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.

ADVISORY NOTES TO APPLICANT

01. The applicant is reminded of the following requirements of Land and Environmental Services (Roads):-
- a) Any persons visiting the site must not park any vehicle on the road (carriageway or footway) at the location, without full road signing submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
 - b) All works must be done in accordance with the New Roads and Street Works Act 1991 and all traffic management proposals must be submitted to Land and Environmental Services (Roads), Richmond Exchange, 20 Cadogan Street, Glasgow, for approval before programming of the works.
 - c) Any maintenance regime for this equipment must comply with "Safety at Street Works and Road Works" A Code of Practice, issued by the Secretaries for Transport, Scotland and Wales under sections 65 and 124 of the New Roads and Street Works Act 1991, and Chapter 8 of the Traffic Signs Manual.
 - d) It is the responsibility of the operator/contractor to ascertain whether any permit or permission will be required from the roads authority in order that work on any installation can be carried out from the road.

NB - under the Roads (Scotland) Act 1984, a "road" may include a carriageway, a footway and/or a footpath (see that Act as amended by the New Roads and Street Works Act 1991 for a full definition of "road").

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Glasgow City Council

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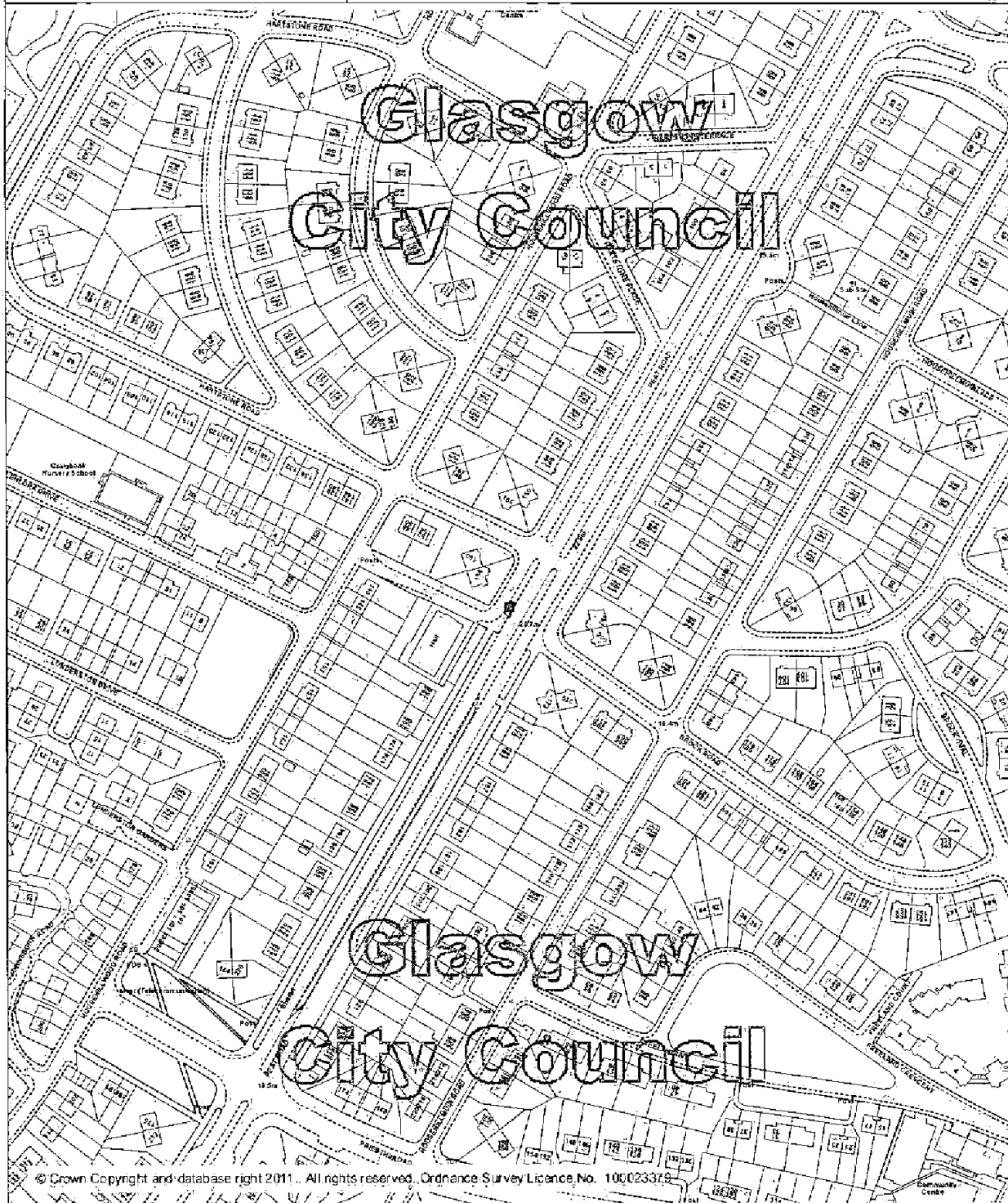
Reference No. **13/00374/DC**

Address : **Telecommunications Mast Outside 154 Peat Rd**

Scale : 1:2500

Indicative Site Location

Ward: **03**



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Location of Site
(For details, refer to Report)