



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr N Moran Phone: 0141 287 8684

ITEM 1 (b)

21st May 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION	13/00500/DC	DATE VALID	06.03.2013
SITE ADDRESS	Site At Landscaped Area On Duntreath Avenue Glasgow		
PROPOSAL	Installation of replacement 17.5m monopole, 6 antennas within GRP shroud and 3 equipment cabinets.		
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)	14, Drumchapel/Anniesland	COMMUNITY COUNCIL	02_003, Blairdardie/Old Drumchapel
CONSERVATION AREA		LISTED	
ADVERT TYPE		PUBLISHED	
CITY PLAN	Green Space		

REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services: - No objection

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

SITE AND DESCRIPTION

The application site is an area of adopted footpath located on the western side of Duntreath Avenue adjacent to the junction with Great Western Road. The site is in a designated Greenspace on the footpath adjacent to a landscaped area of open space.

The proposed works involve the removal of the existing 17 metre telecommunications monopole (05/02469/DC granted October 2005) and equipment cabinet; and the installation of a replacement 17.5 metres telecommunications monopole and three equipment cabinets. The proposed equipment cabinets would be 1200mm wide, 200mm deep and 1.4m high or 400mm wide, 400mm deep and 1.6m high; retaining a footway clearance of 1.6m from the toe of the footway. The applicant has stated that the cabinets would be painted dark green to match the existing.

The proposed cabinet is required to upgrade the existing telecommunications site to enable the site to be shared by two telecommunication operators. The proposed additional height and cabinets would achieve this additional coverage without the need for the establishment of an additional telecommunications site in the area.

The applicants have submitted a declaration that the proposed telecommunications equipment complies with the requirements of the International Commission on Non Ionising 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 Limited (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 rationalisation 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 street works 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 02 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 Strategic Development Plan. In terms of City Plan 2, the site lies within a DEV 2 Development Policy Principle area.

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

- DEV 11 - Green Space.
- 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.

In respect of 1 above

The development plan comprises The Glasgow and 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 above are considered to be relevant.

DEV 11 – Green Space

The areas designated ‘Green Space’ generally represent the larger permanent green/open spaces serving the City and its resident population and visitors. All green/open space areas (regardless of their size or purpose) are functionally important elements of Glasgow’s green infrastructure. There is a strong presumption in favour of the retention of all public and private green/open space

Comment: Policy DEV 11, in itself, does not preclude telecommunications development. The proposal will improve the network of telecommunications within the locality would not impact the visual or residential amenity of the area. The proposal is therefore consistent with this development policy principle.

IB8 – Telecommunications

Telecommunication apparatus proposals should not result in a situation where the erection of a mast and cabins would be detrimental to pedestrian or traffic safety. Wherever possible, operators are encouraged to share masts, or sites such as rooftops. Mast sharing, however, can often lead to an increase in height and bulk of the mast, making it much more visibly intrusive. Mast sharing is unlikely to be acceptable within residential areas or adjacent to residential properties.

Comment: The proposed development would facilitate the existing telecommunications site to be a shared site, thus reducing the need for additional new telecommunications apparatus within the local area. The proposed additional height to the telecommunications monopole and cabinets are considered to represent a relatively understated addition to the streetscape and consequently have a neutral impact on the visual amenity of the area. With regard to public and traffic safety, it is considered the proposal would have a negligible impact at this location, as a pavement width of 1.6 metres will remain unobstructed.

In respect of 2 above

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. The proposal is sufficiently minor to normally be regarded as permitted development; however in this instance an application for Planning Permission is required due to a condition placed on the original planning permission which removed the operator’s pd rights. The equipment cabinets will be located at the heel of the footway and it is not considered that the proposal would cause obstruction of the footway or cause harm to visual amenity of the wider streetscene. There are no other material considerations to consider which would outweigh the proposal’s compliance with the development plan. It is therefore 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)

100 Rev A,
201 Rev A,
301 Rev A, date stamped, DRS 6 March 2013,

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 to the satisfaction of the Executive Director of Development and Regeneration Services.

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

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

Reason: To safeguard the character of the surrounding conservation 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. It should be noted that presently or in the future servicing of the proposed development could be subject to traffic regulations and existing waiting and loading restrictions.

for Executive Director of Development and Regeneration Services

DC/ NMO/AMU
14/05/2013

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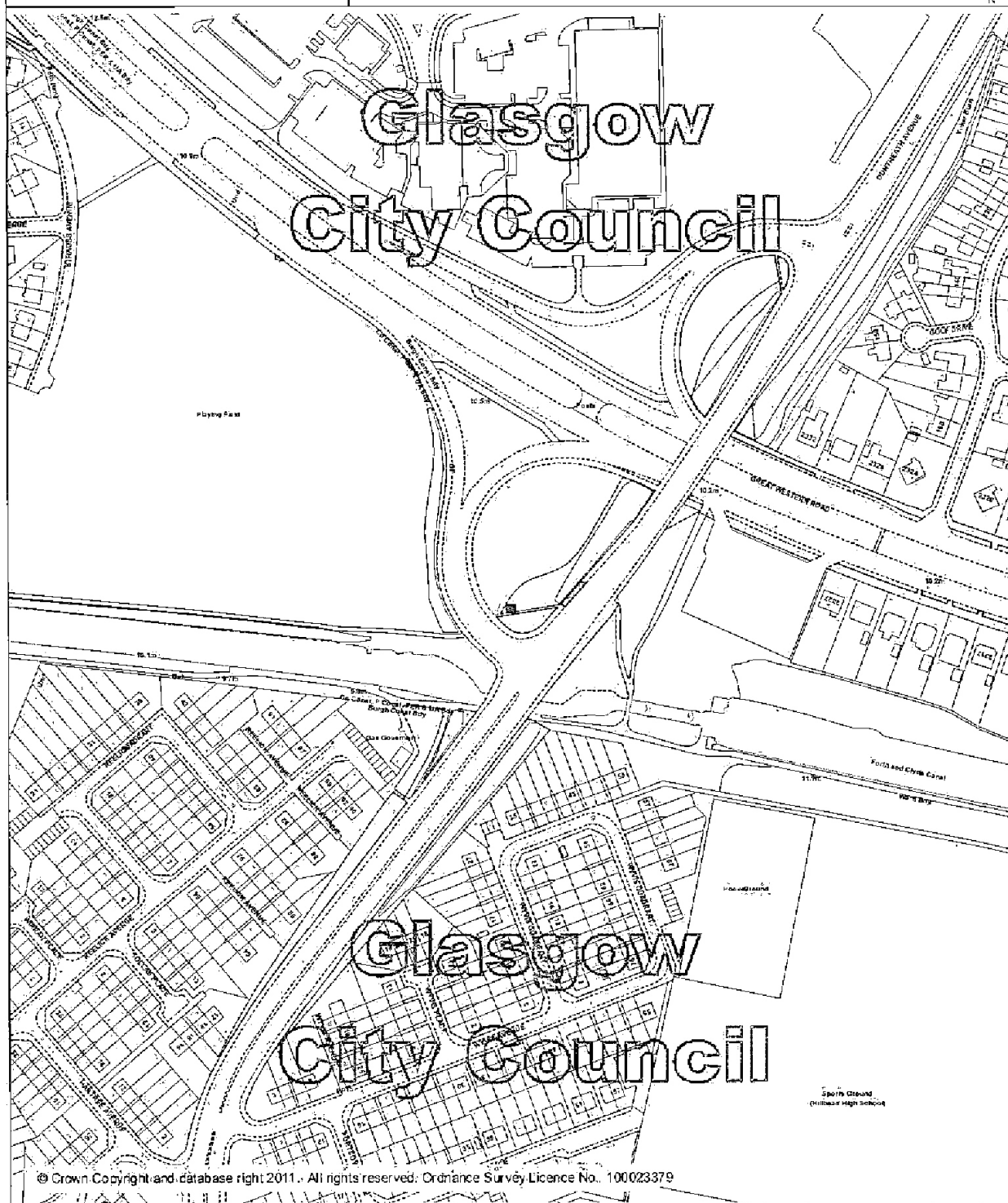
Reference No. **13/00500/DC**

Address : **Site At Landscaped Area On Duntreath Avenue**

Scale : 1:2500

Indicative Site Location

Ward : 14



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Location of Site
(For details, refer to Report)