



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr J McArdle Phone: 0141 287 6042

ITEM 1 (c)

21st May 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION	13/00411/DC	DATE VALID	26.02.2013
SITE ADDRESS	Site Adjacent To 110 Easter Queenslie Road Glasgow		
PROPOSAL	Installation of replacement 15m high telecommunications monopole with 6no antennas, 2no dishes and associated 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)	20, Baillieston	COMMUNITY COUNCIL	02_065, Wellhouse And Queenslie
CONSERVATION AREA		LISTED	
ADVERT TYPE		PUBLISHED	
CITY PLAN	Industry And Business (DEV3)		

REPRESENTATIONS/ CONSULTATIONS

Land and Environmental Services: No response.

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 comprises an existing telecommunications site on the east side of Easter Queenslie Road adjacent to no. 110. The application site is located in Ward 20 (Baillieston) and is within the Queenslie Industrial Estate. The proposal falls within an area designated 'Industry and Business' in the Glasgow City Plan 2 and the nearest houses are over 190 metres away. The proposed works involve the installation of a replacement 15 metre high telecommunications monopole with 6no antennas, 2no dishes and associated equipment cabinets. The 2no cabinets will replace an existing cabinet and will be 700mm wide, 1500mm deep and 1900mm high.

The applicants have submitted a declaration that the proposed telecommunications equipment complies with the requirements of the International Commission on non-ionising radiation (I.C.N.IRP), as recommended by the E.U. 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 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 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 networks, the redundant equipment will be removed from the site at the first available opportunity.

PLANNING HISTORY

07/00241/DC: Installation of 15 metre high monopole with three antennas and one equipment cabinet. Allowed on Appeal – 10.09.2007

10/00565/DC: Installation of 3 replacement antennas within existing shroud on streetworks monopole and installation of ancillary equipment cabinet. Grant Subject to Conditions – 07.05.2010

POLICIES

The Development Plan consists of The Glasgow and The Clyde Valley Strategic Development Plan 2012 and 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 3 Industry and Business Development Policy Principle area.

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

DEV 3: Industry and Business

IB8: Telecommunications.

SPECIFIED MATTERS

Planning legislation 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. These include any consultation responses and/or representations received.

In respect of 1 above:

Development Plan

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 aforementioned policies are considered to be relevant.

DEV 3 – Industry and Business

The application site is within an area covered by Development Policy Principle DEV 3 – Industry and Business. The policy states that “the areas designated ‘INDUSTRY AND BUSINESS’ are the focus for industrial and business activity in the City. The Council will support proposals that modernise the industrial or business floorspace or enhance the physical environment and infrastructure within these areas.”

Comment: Policy DEV 3, in itself, does not preclude telecommunications development. The proposal will improve the network of telecommunications within the locality and will not impact the visual amenity of the area. The proposal is therefore consistent with this Development Policy Principle.

IB8 – Telecommunications

Telecommunications apparatus should preferably be located within the following Development Policy Principle (DPP) land designations, DEV 1: Transport Infrastructure; DEV 3: Industry and Business; DEV 7: Other Retail and Commercial; and DEV 8: Mixed Development, where any adverse effect on visual amenity is less likely to be problematic.

Comment: Sited at an existing telecommunications site, it is considered that the proposal would represent a minor addition to the site. The application site is designated DEV 3: Industry and Business, and as the proposed works represent a minor addition, it is deemed that they would have a neutral impact on the visual amenity of the wider industrial estate.

In respect of 2 above:

No letters of representation have been received.

Conclusion

The proposed development is relatively minor in scale and is considered to accord with the relevant policies of City Plan 2. The equipment cabinets will be located adjacent to existing telecommunications equipment and it is not considered that the proposal would cause harm to the visual amenity of the surrounding area. 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 the attached conditions.

CONDITIONS AND REASONS

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

100A,
202A,
302A,
400A, date stamped, DRS 26 February 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 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. Doors to the cabinets must be of a sliding nature or capable of opening fully through 180 degrees.

Reason: In the interests of pedestrian safety.

05. 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.

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. Prior to implementation of this permission, the applicant should contact Land and Environmental Services (Roads) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

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