
Report to: Planning Committee

Date of Meeting: 26th May 2016

Subject: Planning Application 16/00063/FULL - Installation of 15m Telecommunication Streetpole, Antennas and 3 Cabinets at Land East of Junction of Windsor Gardens and Fairyburn Road, Tullibody Road, Alloa, Clackmannanshire

Report by: Keith Johnstone, Principal Planner

1.0 Purpose

- 1.1. The purpose of this report is to provide an assessment of and recommendations on the development proposals for the installation of a telecommunication streetpole with 3 antennas and 3 cabinets on the grass verge at the above location. It summarises the proposal, consultation responses, representations and key planning policy issues before providing a recommended decision.
- 1.2. The proposal is for a Local Development which would normally be determined by Appointed Officers. However, in accordance with the Council's Scheme of Delegation for such applications, this application requires to be determined by the Planning Committee as the Council has an interest in the site as the owner of the land and there has been a representation on the proposal.

2.0 Recommendations

- 2.1. It is recommended that the application is APPROVED subject to the conditions and reasons below.
- 2.2. Conditions and Reasons

Conditions

1. Before any works start on site, details of the external colour and finish of the streetpole, shroud, antennas and cabinets shall have been submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be implemented in accordance with the approved details.
2. The Proposed Site Plan (dwg no 200) is NOT approved by this permission. Before any works start on site, an amended Proposed Site Plan shall have been submitted to and approved in writing by the Council, which shows no part of the streetpole, cabinets or any other

structure within 3.0 metres from the edge of the kerblin on the carriageway/ bus layby on Tullibody Road. Thereafter, the development shall be implemented in accordance with the approved details.

3. In the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated to its original condition to the satisfaction of the Council, as planning authority within 3 months from the date of removal.

Reasons for Conditions

1. In the interests of visual amenity.
2. To ensure that the development does not impede the planned provision of a cycle path adjacent to Tullibody Road.
3. To minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory standard.

2.3 Approved Plans

1. 100 - Location Plan
2. 200 - Proposed Site Plan
3. 300 - Proposed Elevation

2.4 Reasons for Decision

- 2.5 The proposed development is considered to accord with the relevant objectives and policies in the Clackmannanshire Local Development Plan, including Policies EP7 and EP8.
- 2.6 The proposed siting and design of the development is not considered to have an unacceptable impact on the visual amenity of the area, the residential amenity of the nearest residential properties or on the setting of the nearest listed buildings at Inglewood House or West Lodge, Inglewood.
- 2.7 Subject to the proposed conditions, the development would satisfy the advice from Roads and Transportation.
- 2.8 There are no other material considerations which would outweigh the development plan position and justify withholding permission.

3.0 Considerations

3.1. Background

- 3.2. Planning permission is sought to install a telecommunication streetpole with 3 antennas on top enclosed by a GRP cylindrical shroud, 2 small dishes attached to the pole and 3 cabinets at the location shown on the attached Location Plan. The development would be sited approximately 4.0m to the

north west of the bus shelter to the rear of the footway on the grassed strip of land that separates Tullibody Road and Fairyburn Road.

- 3.3. The height of the streetpole and antennas would measure 15.0m above ground level, the upper 2.5m comprising the shroud. The cabinets would measure approximately 1.3m in height by 1.4m in length by 0.7m in depth.
- 3.4. The site is approximately 23m from the nearest house on Fairyburn Road and 50.0m from West Lodge which would be the nearest property on the east side of Tullibody Road. The site is next to a bus stop and layby. There are mature trees on the opposite side of Tullibody Road which define the edge of former policies of Inglewood House. These are protected by a Tree Preservation Order.
- 3.5. A certificate declaring that the radio frequency emissions from the proposed equipment would comply with the ICNIRP Guidelines for Public Exposure to Radio Frequency Waves has been submitted with the application.

3.6. **Consultations**

- 3.7. Roads and Transportation has no objection in principle but highlight that it is proposed to install a cycle route along this part of Tullibody Road and the apparatus should be sited at least 3.0m back from the carriageway edge to accommodate these works. There could also be a risk that maintenance vehicles could park on Tullibody Road which would not be ideal. *Comment - the applicant has no objection to installing the works further back from the carriageway edge to ensure there would be space to create a 3.0m wide path. This could be regulated by a planning condition. This change is not considered to result in any material change to the other impacts of the proposed development. The applicant has advised that the engineers would visit the site by foot and would not need to park their vehicle next to the apparatus in the lay by or on Tullibody Road and would park on Fairyburn Road.*
- 3.8. Alloa Community Council received the Development and Environment Bulletin but has not asked to be consulted or submitted comments on the application.

3.9. **Representations**

- 3.10. Four neighbouring residents were notified of the application and the application was publicised in the Alloa Advertiser for neighbour notification reasons. One letter of representation has been received from the occupier of 15 Fairyburn Road, Alloa in response to this publicity. It seeks further information about the design and location of the development, its purpose, and whether it could have been located on the opposite side of the road rather than in front of residential properties. *Comment - in response, the Service provided further information about the design, location and purpose of the development. No further communication has been received at the time of compiling this Report. In terms of the consideration of alternative sites, the application has to be determined on its individual merits. However, the applicant has responded to the comment about the possible siting of the streetpole on the other side of Tullibody Road. They have advised that closer proximity to the tall trees along the road would affect the signal and it would require a taller mast to extend above the tree line. It would also bring the*

development closer to the grounds of Inglewood House. As discussed in paragraph 3.13(a) below, we are satisfied that the development would not have an unacceptable impact on the visual and residential amenity enjoyed by residents. On balance, we agree with the applicant's comments that the proposed site would have less overall visual and environmental impact than a location nearby on the opposite side of Tullibody Road.

3.11. Planning Assessment

3.12. The application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The site is located within the settlement boundary of Alloa as defined by the Clackmannanshire LDP.

3.13. The most relevant policies in the LDP are considered to be;

(a) EP7 (Telecommunication Development Criteria) - the policy states that development will normally be approved where it satisfies the 5 criteria set out in the policy. These are summarised below,

- for a new mast, there is evidence that it is not possible to install apparatus on an existing mast. Comment - *we are satisfied that there is no existing mast which would be suitable for a site share to provide the network coverage of the area required by the applicant. This covers the area between Lornshill Academy and Greenfield. The nearest masts are at Mar Place (approx 1km to the south east) and Craigleith View, Tullibody (approx 1.5km to the north west). The applicant has also examined the option of placing the antennas on a building but has been unable to identify any suitable or available building within the area of search.*
- the development would not unacceptably impact on the visual amenity, character or appearance of the surrounding area. Comment - *the existing area is characterised by the large mature trees on the north east side of Tullibody Road (which extend to around 12.0m in height) behind which lies the former policies of Inglewood House, the wide straight section of carriageway comprising Tullibody Road along which the 10.0m high lighting columns form a notable feature, the grassed verge and the 2 storey houses set back on Fairyburn Road. The site is on the opposite side of the road from Inglewood House and would not have an adverse impact on the protected trees or setting of Inglewood House. The streetpole would be approximately 5.0m higher than the streetlighting columns on Tullibody Road and would be roughly at the midpoint between the columns on this side of the carriageway. There is a column almost directly opposite the site. The introduction of the streetpole on this side of the road would be clearly visible from the adjoining roads although it would be screened from Inglewood House by the trees. Having regard to the following factors, it is considered that the development would not result in an unacceptable impact on the amenity of the area;*

(i) the proposed streetpole design would help integrate the development with the surrounding area by reason of its, form, design, and finish in relation to the existing lighting columns on Tullibody Road which are a notable feature along this section of road.

(ii) the development would not be directly in front of any of the nearest residential properties on Fairyburn Road or Tullibody Road and would be set an approximate angle of 45 degrees from the front elevation of the nearest house at 16 Fairyburn Road. It would also be viewed from the houses on the south west side of Tullibody Road against the backdrop of the mature trees at Inglewood House which would help mitigate its visual impact.

(iii) the existence of other street furniture in the area including lighting columns, a bus shelter and road signs

(iv) the practicable difficulties in siting the streetpole on the opposite side of the road given the presence of protected trees and the limited width of the footway to accommodate the apparatus.

(v) the Service's conclusion that, on balance, the site and design are likely to ensure that the impacts of installing a telecommunication mast in the area have been kept to the minimum.

- the apparatus is the smallest size required to meet operational requirements. Comment - *the applicant has confirmed that the proposed height and design of the streetpole is the lowest practicable to deliver the network coverage required for this area.*
- the development would not have a significant adverse impact on any areas designated for their interest such as listed buildings or areas of ecological interest. Comment - *we are satisfied that the proposed siting and design would not affect the setting of the nearest listed buildings at Inglewood House, West Lodge and the Coach House Theatre and would accord with this criteria.*

*(b) EP8 (Telecommunication Development - Additional Information) - the policy sets out the scope of information which applicant's would be expected to submit in support of their application. This includes details of; how the development would fit into the network; a description of alternatives that were considered and why they were dismissed; an assessment of any potential cumulative impacts with existing apparatus; information on visual impact; and a declaration on ICNIRP compliance. Comment - *the applicant has submitted additional information to address the requirements of this policy. The surrounding area receives no or very poor coverage and has no 4G coverage at present. Due to the surrounding topography, the delivery of effective 3G and 4G services in this area would require the provision of an additional base station rather than from any existing base station site. The applicant did consider 8 other potential sites but none of these were considered suitable by them due to the likely environmental impact, the lack of cooperation of the landowner, the proximity to residential properties, or the level of coverage that would be provided. It is considered that adequate information has been submitted to determine the application.**

3.14 On balance, the development is not considered to be contrary to the above policies and the objectives of the LDP.

3.15 **Other Material Considerations**

- 3.16 As discussed in paragraph 3.7 above, the advice from Roads and Transportation has been satisfactorily addressed.
- 3.17 No objections have been received in response to the publicity of the application. The representation from one of the notifiable neighbours has been discussed in paragraph 3.10 above. It is concluded that the issues raised would not justify withholding permission.
- 3.18 The development would accord with the relevant guidance on digital infrastructure in Scottish Planning Policy 3 which states that;
- planning should support, development which helps deliver the Scottish Government's commitment to world-class digital connectivity and the need for networks to respond to technology improvements.
 - development should keep environmental impacts to a minimum.
 - planning authorities should not question the need for the service to be provided.
 - emissions of radiofrequency radiation are controlled and regulated under other legislation and it is therefore not necessary for planning authorities to treat radiofrequency radiation as a material consideration.
- 3.19 In conclusion, it is not considered that there would be any other material considerations which would outweigh the development plan support for the development or would justify withholding permission.

4.0 Sustainability Implications

- 4.1. None

5.0 Resource Implications

5.1. Financial Details

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.4. Staffing

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) Our Priorities (Please double click on the check box)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive | <input type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/> |
| Our communities are safer | <input type="checkbox"/> |
| Vulnerable people and families are supported | <input type="checkbox"/> |
| Substance misuse and its effects are reduced | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input type="checkbox"/> |
| The environment is protected and enhanced for all | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input type="checkbox"/> |

(2) Council Policies (Please detail)

None

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

- Location Plan

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No



- Clackmannanshire Local Development Plan
- SPP 3

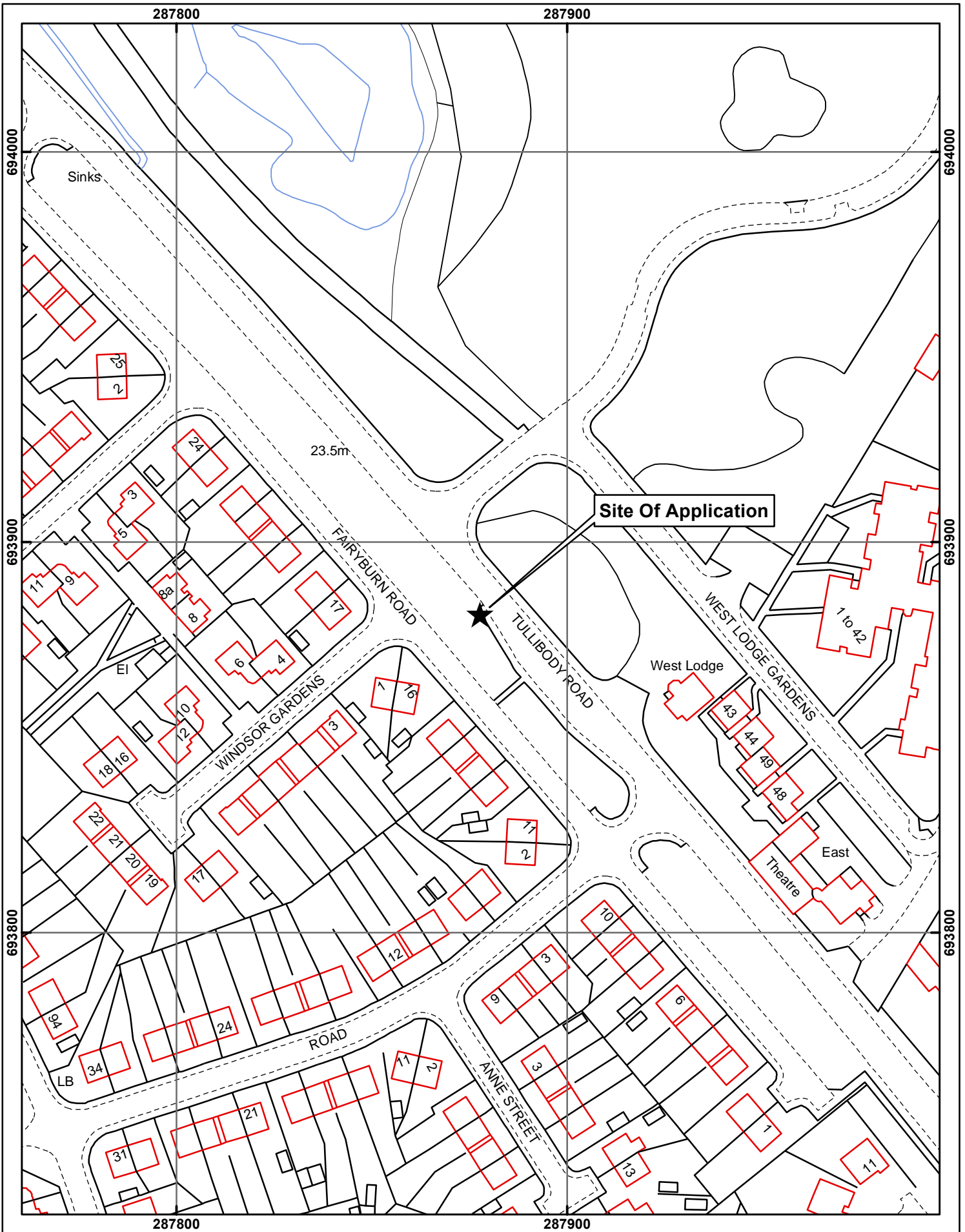
- Planning Advice Note 62 - Radio Telecommunications

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
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Date:
10-May-2016

16/00063/FULL – Land East Of Junction Of Windsor Gardens And Tullibody Road, Alloa
Installation of 15m Streetpole, Antennas And Ground Based Apparatus.

Ward: Clackmannanshire South OS Grid Ref: NS 87 93 NE

0 10 20 30 40 Meters Scale: 1:1,250

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