

**CLACKMANNANSHIRE COUNCIL**

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**Report to Regulatory Committee of 11th December, 2008**

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**Subject: Erection of 17.2m High Telecommunication Mast and Two Antennae, Two Dishes and Associated Cabinets and 1.8m High Fencing at Alloa Rugby Club, Forth Crescent, Alloa (Ref: 08/00329/FULL)**

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**Applicant: Vodafone Ltd., c/o Tyco Electronics, 300 Springhill Parkway, Glasgow Business Park, Glasgow**

**Agent: Tyco Electronics, as per above**

**Prepared by: Keith Johnstone, Principal Planner**

**Ward: Clackmannanshire South**

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**1.0 SUMMARY**

- 1.1. The report considers an application to erect a telecommunications mast and two antennae to the south of the clubhouse of Alloa Rugby Club at Earlsfield, Alloa. The application has been referred to the Regulatory Committee at the request of a local Member although an objection from Alloa Central Community Council has also been received.
- 1.2. Having regard to the relevant Development Plan and national planning policy guidance, our assessment of the environmental impact of the development, the advice from consultees and our consideration of the objection by the Community Council, it is considered that the proposal would comply with the Development Plan and there would not be material planning reasons to justify withholding permission and the application should be approved.

**2.0 RECOMMENDATION**

- 2.1. It is recommended that the application is **APPROVED** subject to the following conditions:-
  1. Prior to the start of any works on site, details of the external colour and finish of the mast, cabinets and fencing shall have been submitted to and approved in writing by the Council, as planning authority. The mast shall be finished in a non-reflective material. Thereafter, the development shall be completed in accordance with the approved details.

2. In the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated to the satisfaction of the Council within two months.
3. Before any works start on site, protective fencing shall be erected around any trees adjacent to the site which may be affected by the construction operation. The fencing shall be erected in accordance with BS5837 and inspected by a representative of the Council, and shall remain in place for the duration of construction work on site.

### Reasons

1. In the interests of visual amenity.
2. To minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory standard.
3. In the interests of visual amenity.

## **3.0 BACKGROUND TO THE PROPOSALS**

- 3.1. Planning permission is sought to erect a lattice mast with two antennae on top giving a total height of 17.2m above ground level adjacent to the south wall of the clubhouse of Alloa Rugby Club (see location plan). Two transmission dishes would also be installed on the mast approximately 15.0m above ground level. Two equipment cabinets would be installed at the base of the mast and the base would be enclosed by a 1.8m high palisade fence. Access for construction and maintenance would be via the existing vehicular access from Forth Crescent.
- 3.2. The site is approximately 105 metres to the south of Forth Crescent. The nearest houses would be 100 metres away at Earls Court. There are two groups of mature trees adjacent to the rugby club building which are prominent features in the area. The clubhouse is a single storey building.

The land to the south and west of the site is part of the site for expansion of South-east Alloa granted outline planning permission in 2000. There is an extant permission for a 60 bed residential home on the land to the south west of the clubhouse building (Ref: 05/00396/FULL) although work has not commenced and it is understood that the developer wishes to build the home on another site.

- 3.3. A certificate declaring that the radio frequency emissions from the equipment would comply with the ICNIRP Guidelines for Public Exposure to Radio Frequency Waves has been submitted with the application in accordance with guidance on National Planning Policy Guideline 19 titled Radio Telecommunications.

- 3.4. The application follows the withdrawal by the applicant of an application for a proposal of the same description on land to the west of the clubhouse (Ref: 08/00232/FULL). The application had to be withdrawn when the applicant became aware that the site was not in the control of the Rugby Club. The current application site is approximately 30 metres to the south east of the previous site.

#### **4.0 CONSULTATIONS**

- 4.1. Roads and Transportation has no objection to the proposal.
- 4.2. Land Services confirm that, unlike the location of the previous site (Ref: 08/00232/FULL) the proposed site would not have any adverse impact on the health of the adjacent trees. They also suggest that the applicant carry out some localised landscaping in the vicinity of the site to sustain the screening effect provided by the existing mature trees. *Comment: The applicant has advised that there is no scope to include planting within the application site and it is not reasonable to require them to secure agreement with the owner of the adjoining land to carry out landscaping given the scale of visual impact. The existing trees would help screen the mast and mitigate its visual impact and these would be retained. While additional planting would have been desirable, it is not considered that it would be reasonable to impose this as a condition without the agreement of the applicant.*
- 4.3. Alloa Central Community Council object to the application on the grounds of public health and safety. The Community Council objected to the previous application for similar reasons. *Comment: The applicant has submitted a declaration that the apparatus would comply with the ICNIRP public exposure guidelines for radio frequency radiation. Paragraph 54 of NPPG19 advises local planning authorities that such a declaration should demonstrate to planning authorities that the known health effects from these emissions have been properly addressed. The site would be approximately 100 metres from the nearest houses and 350 metres from nearest school buildings at St Mungo's Primary School. Furthermore, the applicant has confirmed that the "beam of greatest intensity" of emissions from the mast would not fall within any part of the grounds or buildings of the nearest schools or nursery schools.*

#### **5.0 PUBLICITY AND REPRESENTATIONS**

- 5.1. Three neighbouring proprietors were notified by the applicant of the application. The service also advertised the application in the local press for "public interest".
- 5.2. No objections have been received as a result of this publicity.

## 6.0 PLANNING CONSIDERATIONS

6.1. The key issues relevant to the determination of the application can be summarised as follows:-

(a) Whether the proposal complies with the Development Plan and specifically Policy INF7 on Telecommunication Masts of the Clackmannanshire Local Plan.

(b) Whether there are any other material considerations, including the objection from Alloa Central Community Council, that would justify withholding permission.

6.2 In terms of (a) above, Local Plan Policy INF7 states that there is a general presumption in favour of telecommunication development provided that proposals satisfy four criteria listed in the policy. A summary of how the proposed development complies with the criteria is provided below:-

- The developer indicates how the proposal fits in with the operator's network. Comment: *The proposed base station is required in connection with the roll out of the applicant's 3G service and it is required to provide suitable network coverage over the area roughly bounded by Broad Street, Auld Brig Road, Devon Road and Bowmar Road. The applicant has demonstrated how the proposed development would provide the standard of coverage required from a location that would maximise the separation distance from existing houses compared with potential alternative sites. This criteria has been satisfied.*
- The developer demonstrates why a new mast is preferred to sharing on an existing mast. Comment: *The information from the applicant demonstrates that the network coverage standard could not be practicably achieved using an existing base station site rather than a new mast. The proposed mast design would also be capable of mast sharing enabling another operator to use the base station at a later date. It is considered that this criteria has been satisfied.*
- The proposal is well sited and designed and does not have an unacceptable impact on the built or natural environment. Comment: *It is considered that the proposed siting of the mast would minimise the environmental impact of the development while maximising the separation between the equipment and the existing housing area. The site is close to groupings of mature trees which are between 17-25 metres in height and these would help screen and mitigate the visual impact of the mast structure in views over the site. The lattice style mast would also be viewed against the backdrop of pylons in views from Forth Crescent looking south. Although the permission for the care home on land to the south of the clubhouse has not been implemented, the likely visual impact of the proposal to the care home has been assessed.*

*The service yard of the care home would be closest to the application site and the residential rooms would not overlook the site. It is not considered that the mast would have a sufficiently detrimental impact to justify withholding permission. The guidance on siting and design of masts in NPPG19 and Planning Advice Note 62 (Radio Telecommunications) emphasises the need to keep the environmental impact of base stations to a minimum principally through minimising the contrast between the equipment and its surroundings. On balance, we consider that the proposal would achieve this and would not have an unacceptable level of impact thereby satisfying this criteria.*

- Development in designated areas identified in the policy will be strictly controlled. Comment: *The site is not within any of the designated sites and this criterion would not apply.*

6.3 The Rugby Club and pitches is also covered by Local plan Policy INF14 (Safeguarding Recreational Space). The proposed development would not conflict with the objective of this policy to safeguard the recreational value of the sports pitches and by providing a source of rental income to the Club, the development could be seen to have a positive effect for the Club.

6.4 On balance, it is concluded that the proposal would satisfy the criteria contained in Policy INF7 and would therefore comply with the Development Plan.

6.5 In terms of other material considerations referred to in Para 6.1 above, the concern about public health expressed by the Community Council has been discussed in Para 4.3 above. This concluded that there would not be sufficient grounds to withhold permission for public health and safety reasons having regard to the precautionary advice in NPPG19 or to outweigh the level of support provided by the Local Plan. Accordingly, it is concluded that the application should be approved.

## **7.0 SUSTAINABILITY IMPLICATIONS**

7.1. None

## **8.0 FINANCIAL IMPLICATIONS**

8.1. None

### **8.2. Declarations**

(1) The recommendations contained within this report support or implement Corporate Priorities, Council Policies and/or the Community Plan:

- **Corporate Priorities (Key Themes)** (Please tick )

- Achieving Potential
- Maximising Quality of Life
- Securing Prosperity
- Enhancing the Environment
- Maintaining an Effective Organisation

- **Council Policies** (Please detail)

- **Community Plan (Themes)** (Please tick )

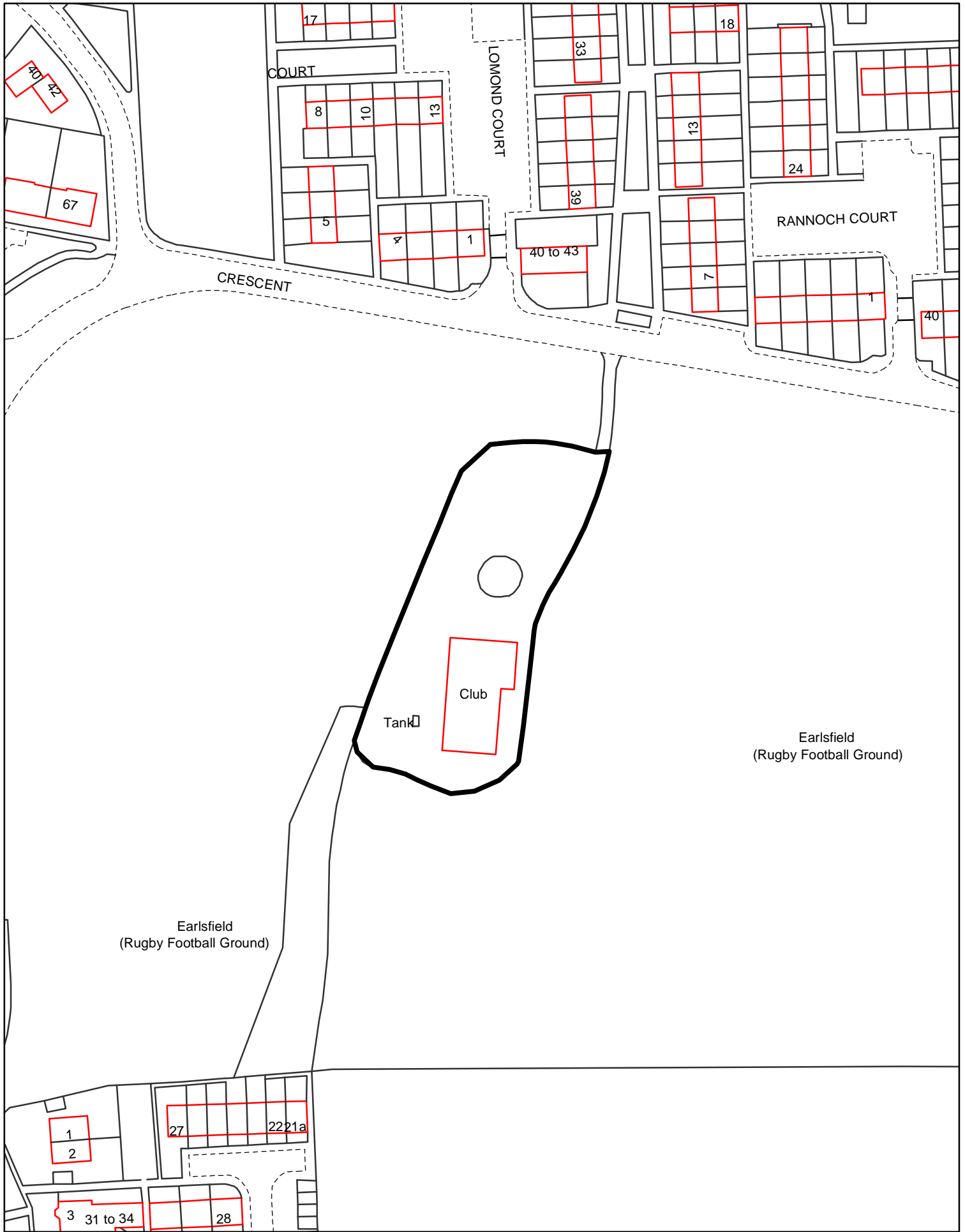
- Community Safety
- Economic Development
- Environment and Sustainability
- Health Improvement

(2) In adopting the recommendations contained in this report, the Council is acting within its legal powers. (Please tick )

(3) The full financial implications of the recommendations contained in this report are set out in the report. This includes a reference to full life cycle costs where appropriate. (Please tick )

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Head of Development Services



Earlsfield  
(Rugby Football Ground)

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**And Associated Cabins And 1.8m High Fencing**



CLACKMANNANSHIRE  
 COUNCIL  
 Development Services  
 Kilncraigs  
 Greenside Street  
 Alloa  
 FK10 1EB



Scale 1:1,250

Date Created  
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Tel: 01259 450000  
 Fax: 01259 727450  
 development\_services@clacks.gov.uk

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## Report to Regulatory Committee

To accompany all Reports to Regulatory Committee

To: Head of Administration And Legal Services

Author: Keith Johnstone, Principal Planner	Date: 26 November 2008	
Service: Development and Environmental Services		
Date of Meeting: 11th December, 2008		
Title of Report: Erection of 17.2m High Telecommunication Mast and Two Antennae, Two Dishes and Associated Cabinets and 1.8m High Fencing at Alloa Rugby Club, Forth Crescent, Alloa (Ref: 08/00329/FULL)		
Recommendation that the attached report be:		
1. Given unrestricted circulation	<input checked="" type="checkbox"/>	(tick appropriate box)
2. Taken in private	<input type="checkbox"/>	
By virtue of paragraph ____ of schedule 7A, Local Government (Scotland) Act 1973.		
Appendices attached to this report (if none, state "none")		
1. None		
2.		
3.		
4.		
List of Background Papers (if none, state "none")		
1. Clackmannanshire Local Plan		
2. NPPG19 and PAN 62 titled Radio Telecommunications		
3. Consultation replies		
4. Letter of Objection		
Note: All documents specified must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.		