

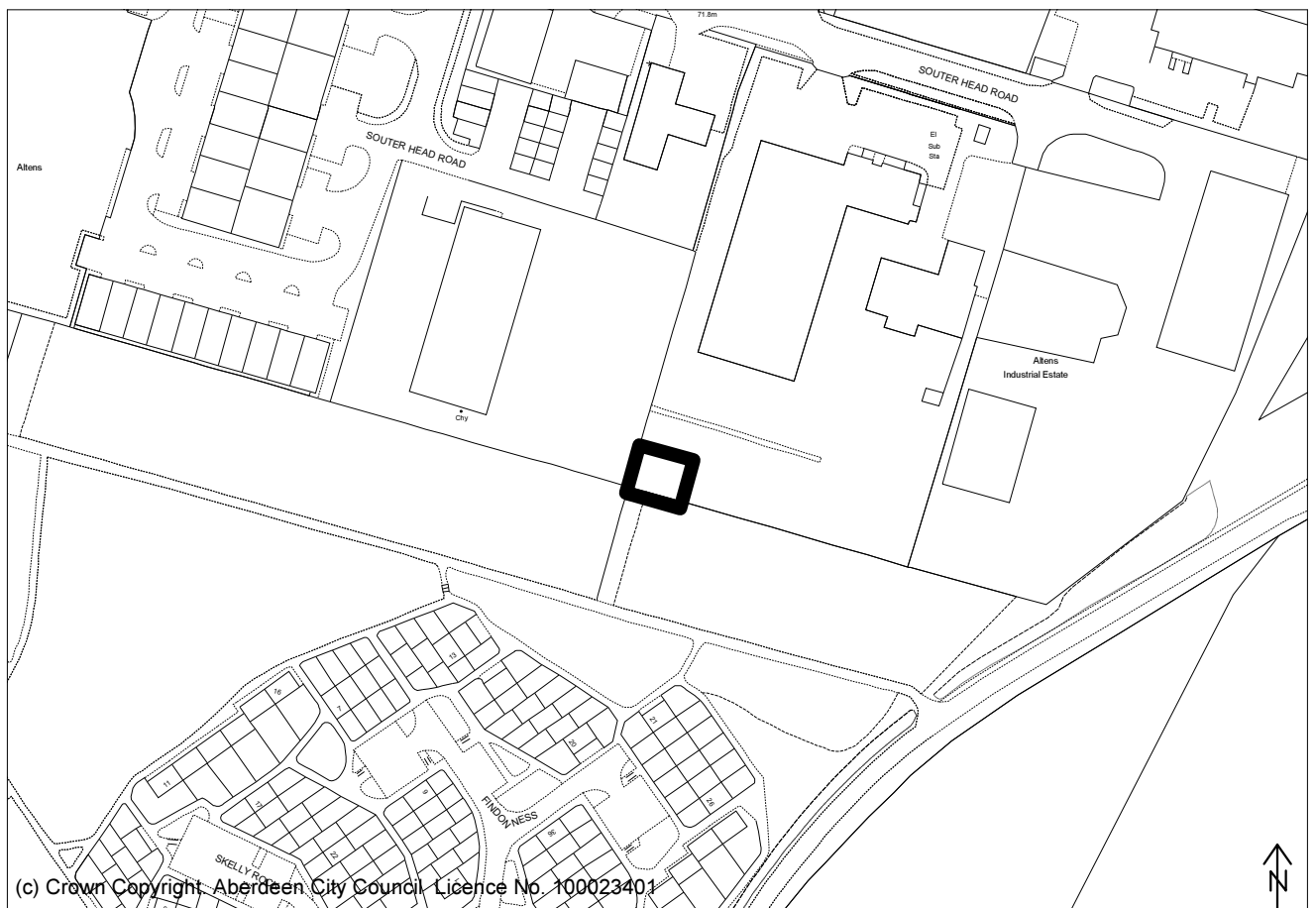
SITE 70 SOUTERHEAD ROAD, ALTENS
INDUSTRIAL ESTATE

PROPOSED 21M HIGH JOINT OPERATOR
LATTICE TYPE TELECOMMUNICATIONS
TOWER INCORPORATING 12NO.
ANTENNAS (6NO. 2G, 6NO. 3G) AND 3NO.
RRU ELEMENTS (383 X 169 X 686MM),
3NO. LIGHTNING FINIALS, 1NO.
EQUIPMENT CABIN (2. 4 X 3.6 X 3M),
1NO. METER CABINET (596 X 634 X
1469MM),ALL ANCILLARY DEVELOPMENT
(FOUNDATIONS, FENCING, ETC)

For: Telefonica UK Limited

Application Ref. : P120476
Application Date : 05/04/2012
Officer : Matthew Easton
Ward: Kincorth/Loirston (N Cooney/C
Mccaig/A Finlayson)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 18/04/2012
Committee Date : 28 May 2012
Community Council :



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site is an industrial storage yard located at the rear of a warehouse within Altens Industrial Estate.

The site is at the southern extent of the industrial estate, adjacent to a tree belt approximately 35m wide, which separates Altens from open space and housing at Cove located to the south. To the south of the tree belt is an area of open space surrounding two storey dwellinghouses at Findon Ness and Marchmont Place. The closest of these properties is approximately 70m away from the site.

To the north, east and west of the site are further industrial units within Altens.

HISTORY

- Vodafone / O² have an existing mast at Cove Rangers Football Club at Allan Park, Cove. However they have been served a notice to quit, due to the plans for redeveloping the football ground.
- Planning permission (111288) was granted in November 2011 for a replacement mast at the Weatherford site on Southerhead Road (250m to the west of the application site). However the applicants have been unable to reach agreement with the landowners.

PROPOSAL

It is proposed to erect mobile telecommunications mast in the south west corner of the industrial site. It would be located partially on the yard space and partially on an area of rough landscaped ground between the yard and the tree belt to the south.

The mast would be 21m in height and would comprise a galvanised metal lattice frame. It would support nine 3G mobile phone antennas and three 2G mobile phone antennas. Three remote radio units would also be attached to the mast.

The mast would be located within a 10m x 6m palisade fence compound which would also accommodate an equipment cabinet measuring 3.6m x 2.4m which would be coloured dark green.

The mast would be shared by two mobile phone operators, Vodafone and Telefonica O₂.

An ICNIRP certificate has been submitted by the applicant which confirms compliance with health and safety requirements with regards to radio waves.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application is before the Sub-Committee because the development is in excess of 20m in height and therefore a Schedule 3 development (project of public concern) and therefore falls outwith the scheme of delegation.

CONSULTATIONS

ROADS SECTION – No objection to the application.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

None received.

PLANNING POLICY

Aberdeen Local Development Plan (2012)

Policy BI1 (Business and Industrial Land) – Aberdeen City Council will support the development of the business and industrial land allocations set out in this Plan. Industrial and business uses (Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution) in these areas, including already developed land, shall be retained. The expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

Ancillary facilities that support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city's business and industrial land. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the business and industrial area.

Communications Infrastructure – The expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure is supported. The Council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. Any such proposals must take into account guidance in Scottish Planning Policy (SPP), PAN 62 (Radio Telecommunications) and policies in this plan including but not limited to Policy D5 (Built Heritage), Policy D6 (Landscape), Policy H1 (Residential Areas) and Policy H2 (Mixed Use Areas).

National Guidance

Scottish Planning Policy (Communications Infrastructure) – Planning authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area.

This should be achieved in a way that keeps the environmental impact of communications infrastructure to a minimum. Planning authorities should not question whether the service to be provided is needed nor seek to prevent

competition between operators, but must determine applications on planning grounds.

Emissions of radiofrequency radiation are controlled and regulated under other legislation and it is therefore not necessary for planning authorities to treat them as a material consideration.

PAN 62 (Radio Telecommunications) – Highlights that when considering siting and design of telecommunications equipment, the main aim should be to minimise the contrast between the equipment and its surroundings.

EVALUATION

In principle the development of telecommunications equipment is supported by the Council. The site is within an area zoned for business and industrial activity and generally it is relatively straight forward to integrate telecommunications masts within such areas.

Visual Amenity

In this instance the mast would be located at the rear of the site, approximately 140m south of Souter Head Road and behind the warehouse building, the ground of which the mast would be located in. Due to the buildings on front of it, it is unlikely that the mast would be visible from Souter Head Road.

From the south, the top of the mast may be visible above the tree line which separates Cove from Altens Industrial Estate. Several of the residential properties may be able to see the top of the mast in the distance, with the closest properties approximately 75m away. However the mast would not be particularly obtrusive and would be seen within the context of it being located within an industrial estate where various buildings are often visible above the tree line.

From the coast road the mast would not be visible due to embankment to the west which separates the road and industrial estate.

It is considered that the mast has been sensitively located in order to minimise any visual intrusion it may cause in accordance with the guidance in SPP and PAN 62.

Other Matters

There is a valid planning permission (111288) for a telecommunications mast at another site (Weatherford's) which is 250m to the west of the application site. Although the applicants have indicated that they have been unable to reach agreement with the owners of that site, the planning permission would still be valid until 3rd November 2014. However, it is considered that even if both masts were constructed, that there would be no adverse impact upon the visual amenity of the area in the unlikely event that both masts are erected.

This particular mast would be shared between network operators Vodafone and O2. The result is that rather than two separate masts being installed within the

area, only one would be required, reducing the number of overall structures needed to provide coverage in the area, which is considered to be a positive aspect of the proposal. The principle of site sharing between operators is supported by Planning Advice Note 62.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

It is considered that the mast has been sensitively located in order to minimise any visual intrusion it may cause. The mast would be visible from few vantage points, however where it is seen it would be viewed within the context of the industrial estate and as an insignificant feature.

it is recommended that approval is granted with the following condition(s):

(1) in the event that any part of this equipment becomes obsolete or redundant, it must be removed within 6 months of such event. In the event that all of this equipment is removed, the site shall be made good, in accordance with a scheme to be submitted and approved in writing by the Planning Authority, within 1 month of such removal – to minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.