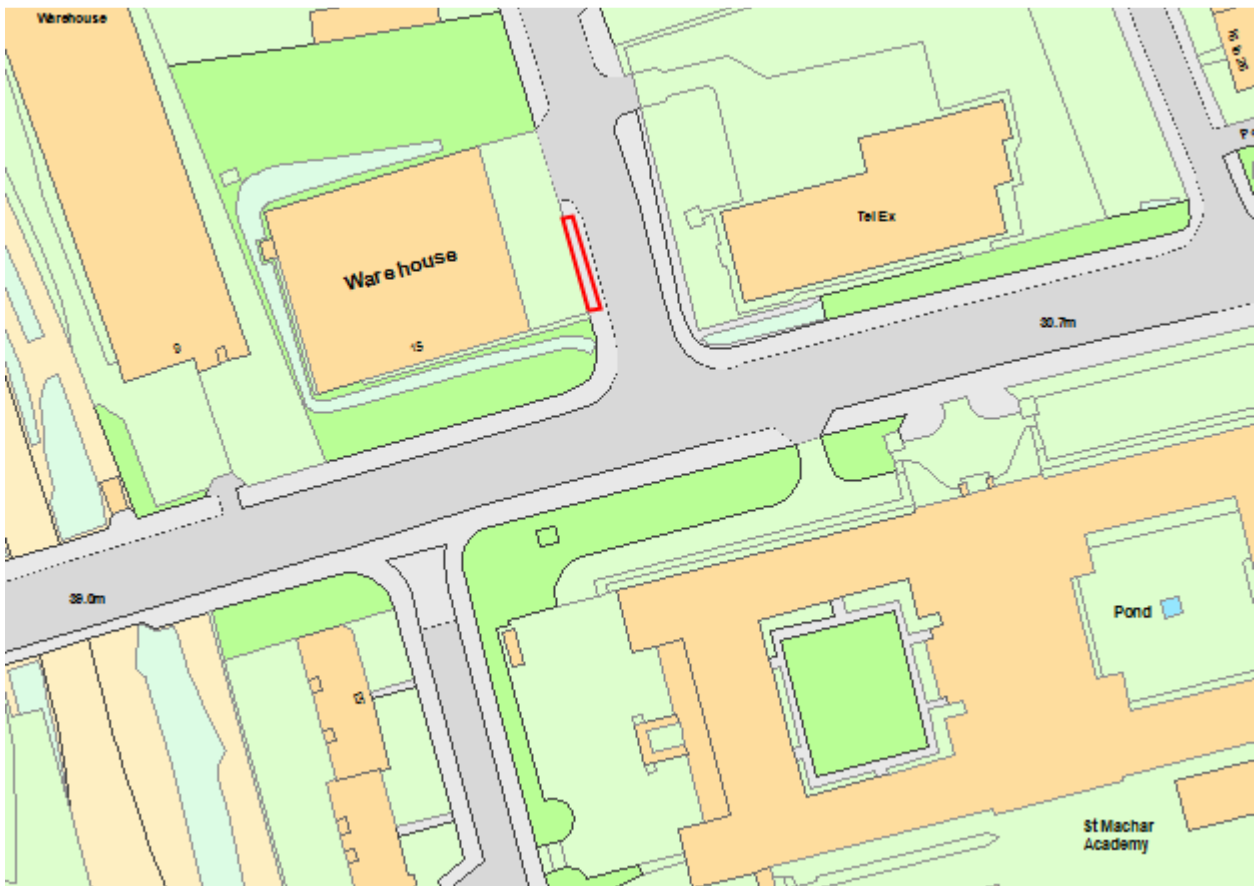


ST.MACHAR ROAD, (AREA OF FOOTPATH)

PROPOSED ERECTION OF A 17.5METRE HIGH MONOPOLE SUPPORTING 6 NO.RADIO ANTENNAS AND THE INSTALLATION OF 3 NO.EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT UPON THE EXISTING FOOTPATH FOR THE PURPOSE OF TELECOMMUNICATIONS

For: Vodafone Ltd

Application Ref.	: P120735	Advert	:
Application Date	: 18/05/2012	Advertised on	:
Officer	: Tommy Hart	Committee Date	: 19 July 2012
Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)		Community Council	: No response received



**RECOMMENDATION: Approve subject to conditions**

## **DESCRIPTION**

The application site lies on the west side of St Machar Road, at the back of the pavement immediately in front of Aberdeen Wood Centre, approximately 10m or so from the junction with St Machar Drive. The immediate area is characterised by industrial buildings of varying sizes and designs. St Machar Academy is around 50m to the south of the application site, being on the south side of St Machar Drive. There is a single-storey building on the opposite side of St Machar Road housing a telephone exchange, which is bounded by a 2m high chain link fence.

## **PROPOSAL**

It is proposed to erect a 17.5m high telecommunications mast, 3no cabinets, and associated works. The cabinets would be around 1.8m in height and length and 400mm in width, with the electrical meter being around 1m in height, 375mm in length and 300mm in width. The cabinets are proposed to be painted green. The mast would be around 500mm in diameter from ground level to around 5.5m in height, where it would then decrease to approximately 400mm in diameter for the next 5.5m, and finally decrease in width to around 300mm to the top of the mast. The bulk head of the mast would have 6no antennae, all of which would be around 2m in height. The mast and antennae would be painted grey.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The Council owns the land and in terms of the Scheme of Delegation, the application has to be determined by the Development Management Sub-Committee.

## **CONSULTATIONS**

ROADS SECTION – no comments received

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

## **REPRESENTATIONS**

None received

## **PLANNING POLICY**

The application site lies within an area designated for Business and Industrial purposes in the Aberdeen Local Development Plan (Policy BI1). PAN62: Radio Telecommunications, paragraph 3.107 (Communications Infrastructure) of the ALDP and the Communications Infrastructure section of the Scottish Planning Policy (SPP) are also relevant.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

## **Policy**

ALDP policy BI1 allocates land for business and industrial purposes. It is considered that the introduction of a telecommunications mast in this location would not be contrary to policy BI4 which is silent on the matter. The land allocation is to ensure that development does not prejudice any future business or industrial development in these areas.

PAN 62, ALDP paragraph 3.107 and the Communications Infrastructure section of the SPP all seek to ensure that telecommunications masts, antennae and equipment are sited and designed to minimise visual impact on intrusion. The PAN goes one step further by stating that developments should be concealed and disguised where possible. It is, however, recognised that technical requirements and constraints may limit opportunities for sensitive design and siting. Further, operators should consider mast and site sharing as an option in order to lessen the impact of proposed development. The SPP is clear that planning authorities should support the expansion of telecommunications infrastructure and should take into account the economic and social implications of not having full coverage capacity in areas.

In terms of the above policies, the proposal is considered to be acceptable. The coverage plots that accompanied the application show that the proposed site is the best site in terms of 3G coverage for the cell that is currently deficient. The mast and cabinets would be positioned so as to leave around 1.7m of pavement for pedestrian use even when the cabinet doors would be open for servicing, thus it is considered that there are no pedestrian safety implications. In terms of design, the mast would not look out of place in this location. The height of the mast, although some 5m taller than the nearby street lamp post, is not considered onerous.

Apart from ensuring the continued coverage of the surrounding area, approval of the proposal would allow the removal of 2 nearby masts. Currently there is a 12m tall mast within the 'Speedy Hire' site adjacent to the roundabout at Great Northern Road. There is also a mast near the Bedford Road/St Machar Drive roundabout. Both these masts were considered for expansion by the operators. However, due to the topography of the nearby land, and the position of these masts, it was considered that the best way forward was to install a new mast which would enable better coverage of the whole area. This, in turn, means that these 2 masts would no longer be required and therefore it is the intention to remove these.

## **CONCLUSION**

Taking into account the above, it is considered that this application is acceptable in terms of siting and design. It is also considered that there is a gain from approving this application in that 2no masts would be removed and consolidated into the new mast, therefore reducing the visual clutter of the surrounding area. It is therefore recommended that this application be approved in accordance with the conditions set out below.

## **RECOMMENDATION**

### **Approve subject to conditions**

#### **REASONS FOR RECOMMENDATION**

The proposed telecommunications mast is considered acceptable in terms of Local and National Policy. The introduction of this new mast would be well sited within the Business and Industrial Area so as not to impact on any nearby residential properties. Further, this new mast would be utilised by two operators and would mean the removal of the existing masts at near Great Northern Road and Bedford Road so there is a visual gain to be had from this proposed development in this respect.

#### **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.
  
- (2) That within 6 months of the mast hereby granted permission becoming operational, the existing masts and all equipment shall be removed from the site at 'Speedy Hire' and near the roundabout at Bedford Road and St Machar Drive and the site made good in accordance with a scheme to be submitted and approved in writing by the Planning Authority – in order to minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory condition

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.