

**REPORT TO:** Planning Committee

**MEETING DATE:** Tuesday 5 May 2015

**BY:** Depute Chief Executive  
(Partnerships and Community Services)

**SUBJECT:** Application for Planning Permission for Consideration

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*Note - this application was called off the Scheme of Delegation List by Councillor Berry for the following reasons: The proposed location is immediately outside a prominent listed building (Fire School) and highly visible as part of the gateway to the architecturally significant village of Gullane from the east.*

Application No.      **14/00944/P**

Proposal              Erection of telecommunications mast and associated works

Location              **Main Street  
Gullane  
East Lothian**

Applicant              Everything Everywhere

Per                      Wilkinson Helsby

RECOMMENDATION    Consent Granted

**PLANNING ASSESSMENT:**

The application site forms part of the public footpath and grass verge of the public road of Main Street.

The site is on the south side of the main carriageway of Main Street. It is part of the tarmac footpath and grass verge between the 1.5 metre high post and wire fence that is on the south side of the footpath and the main carriageway of Main Street that is on the north side of the grass verge.

The site is within a predominantly residential area as defined by Policy ENV1 of the adopted East Lothian Local Plan 2008.

Planning permission is sought for the erection on the site of a telecommunications monopole and associated works. The cabinets which have been included in the application are permitted development under Class 67(1)(a) of Part 20 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order

1992, (as amended), and therefore does not require assessment through this application.

The proposed telecommunications monopole would be some 17.50 metres in height. The monopole would be of a streetworks design. The 3 antennas would be contained within a GRP shroud at the top of the monopole, which would be some 485mm in width. The monopole including the GRP shroud would be coloured grey. The monopole would be positioned on the existing public footpath some 500mm away from the wire and post fence.

Supplementary information submitted with the application informs that the proposed telecommunications monopole is required to replace a previously nearby single operator (Orange) mast which was recently decommissioned. The mast that was decommissioned measured 11 metres in height to the top of the shroud.

The proposed telecommunications monopole would house H3G, Orange and T-Mobile equipment and would provide 3G network coverage in the area.

The applicant states that they have considered a number of other sites in a range of locations in the locality. Their conclusion is that those sites are unsuitable for various reasons and that the most suitable option is the erection of a new telecommunications streetworks monopole on the application site.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESPlan) and the adopted East Lothian Local Plan 2008.

Policies 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESPlan), Policy INF2 (Telecommunications Development), INF4 (The Scottish Fire Service Training School, Gullane), and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008 are relevant to this application.

Material to the determination of the application is the Scottish Government's policy on supporting digital connectivity given in Scottish Planning Policy: June 2014 and Planning Advice Note 62: Radio Telecommunications.

In paragraph 296 of Scottish Planning Policy it is stated that local authorities should provide a consistent basis for decision-making by setting out the criteria which will be applied when determining planning applications for communications equipment. They should ensure that options such as mast or site sharing are considered along with the size of the equipment and its appearance.

Planning Advice Note 62 provides supplementary advice on the process of site selection and design for telecommunications development and illustrates how the equipment can be sensitively installed. In selecting the site and design of telecommunications development, operators and planning authorities must have regard to the cumulative effects when two or more masts are intervisible (i.e. simultaneously visible), but also when several base stations are seen in succession as people pass through an area. They also need to think beyond individual proposals and consider how future telecommunications equipment will be integrated into the landscape because one mast on a site may be acceptable but the cumulative effect of two or three might not.

To demonstrate to planning authorities that the known health effects have been properly addressed, applications for planning permission involving antennas must be accompanied by a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation.

The Applicant has confirmed in writing that the proposed installation would conform to the ICNIRP guidelines for public exposure to radio frequency radiation.

Also material to the determination of the application is the written objection which has been received. Objection is made on the grounds of the height of the mast and its visual impact on the Main Street frontage. It is also argued that the mast would hinder the development of land to the South.

In its position the proposed monopole would be readily visible in approaches to it along Main Street from the east and west and from the houses of Main Street to the north. There are a number of 8 metres high street lighting columns on both sides of the main carriageway of Main Street. At a height of some 17.5 metres the proposed monopole would be twice the height of the existing street lighting columns. Nonetheless it would be seen in the context of those existing street lighting columns that already give their verticality of form to the streetscape of Main Street. By virtue of its narrow streetworks form and the visual context given to it by the existing street lighting columns of Main Street the proposed monopole would not appear unduly prominent, intrusive, incongruous or exposed within its setting and would not have an adverse affect on the character and appearance of the area. It would not be inappropriate to its surroundings. A condition can be imposed on a grant of planning permission to ensure that the colour of the monopole matches the colour of the existing lighting columns. The use of the mast would also not impinge on the legitimate operational requirements of The Scottish Fire Service Training School, which in any case is closing.

Road Services have advised that UK Department of Transport guidance 'Inclusive Mobility' indicates that 1.5 metres footway width be provided to enable an ambulant person and a wheelchair user to pass or use the footway 'side by side'. As the distance of the cabinets to the edge of the footway would be less than 1.5 metres they have recommended refusal of the application. However, as these cabinets are permitted development under Class 67(1)(a) of Part 20 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (as amended), they do not form part of this planning assessment. Road Services are responsible for issuing any permit for proposed works on the footway.

Road Services have made no written formal comment on the proposed telecommunications mast. The equipment layout plan indicates that the distance from the mast head to the footway wedge would be 1.4 metres. However, taking into the consideration the width of the base of the mast, which would measure 300mm in diameter, the proposal would meet the minimum distance requirements of Road Services. In addition to the above, a distance of less than 1.5 metres has been accepted by Road Services in past applications for street furniture, such as telecommunications cabinets. Examples of where a distance of less than 1.5 metres to the edge of the footway has been accepted can be seen through planning applications 13/00495/P and 13/00750/P. Furthermore, the proposed mast would not constrain the path to any greater degree than the decommissioned mast and equipment cabinet which were removed by the operator at this locus prior to this application. Considering all of the above, the proposed development is consistent with Policy T2 of the adopted East Lothian Local Plan 2008.

On all the above considerations, the proposed development is consistent with Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policies INF2, INF4 and T2 of the adopted East Lothian Local Plan 2008 and Scottish Government guidance and advice given in Scottish Planning Policy: June 2014 and Planning Advice Note 62: Radio Telecommunications.

CONDITIONS:

- 1 The telecommunications monopole, including the GRP shroud at the top of it shall be coloured to match the colour of the existing street lighting columns that are positioned to each side of the main carriageway of Main Street unless otherwise approved by the Planning Authority.

Reason:

In the interests of safeguarding the character and appearance of the area

- 2 In the event that the telecommunications monopole hereby approved become obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within 6 months of it ceasing to be operational.

Reason:

To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

*Please note that the remainder of pages relating to this item have been removed as they contain personal information (for example - names and addresses of people that have made representation)*