

THE HIGHLAND COUNCIL
CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING
APPLICATIONS AND REVIEW COMMITTEE
15 APRIL 2008

Agenda Item	3.4
Report No	16/08

08/00032/FULSU: Installation of 3no. antennae on existing mast and associated equipment cabinets at ground level for telecommunications at Police Radio Mast, Police Station, Argyle Street, Dornoch.

Report by Area Planning and Building Standards Manager

SUMMARY

The proposal is in detail for the installation of 3no. antennae and equipment cabinets at the existing radio mast to the rear of the Police Station in the centre of Dornoch. Representations have been received and Dornoch Community Council have objected to the proposal.

The Recommendation is to GRANT planning permission

Ward Number 5 – East Sutherland and Edderton.

Applicant O2 UK Ltd

1. PROPOSAL

- 1.1 The application is in detail and is for the installation of 3no. pole mounted antennae on the existing radio mast. The mast is 18.3m high and the centres of the antennae are to be at a height of 17m. The antennae are mounted vertically onto the mast. Two small equipment cabins are to be located adjacent to the existing kennel building to the west of the mast. The works are for O2 (UK) Ltd and are for the general public network.
- 1.2 The agent has indicated that the installation is required within the Dornoch area to provide GSM (2G) coverage to the town centre and surrounding commercial and residential properties. The existing network is particularly poor. Furthermore, the agent has indicated that opportunities for siting the equipment are extremely limited within the Dornoch area and that the proposed site provides a balance between the impact on the environment and the operational requirements of O2.

2. PLANNING HISTORY

- 2.1 04/00012/TELSU – Installation of additional equipment onto existing police mast comprising 3no. antennae, 1 no. transmission link and 1no. ground based

equipment cabin and ancillary development by Vodafone UK Ltd. Refused by the Sutherland County Committee on 7 June 2004 as:

- it had not been demonstrated that alternative possible means of providing a technical solution to provide network coverage, and adequately securing environmental interests had been satisfactorily addressed.
- no measures to mitigate cumulative impact were put forward by the applicants.
- significant, additional and cumulative impact on individual and community residential amenity; on the historic environment; and did not demonstrate sensitive siting.

2.2 A subsequent Appeal to Scottish Ministers was dismissed on 25 April 2005, with the reporter noting that the upper parts of the mast are a conspicuous and incongruous feature from positions all round the site including Castle Street, Dornoch Square, Grange Road / Argyle Street and Golf Road. However, he also found that the top of the mast would be at least partly concealed by buildings or largely screened in summer and partly in winter by trees.

3. PUBLIC PARTICIPATION

3.1 The application was advertised as Development in the Conservation Area on 15 February 2008, with the expiry date for the publicity period on 7 March 2008. Representations relate to the following:

- Health risk
- Impact of development on the Conservation Area
- Recent application on the site was refused

3.2 The letters of representation are available in the Area Office and will be available at the Committee meeting. The names of those making representation are listed at the end of this report.

4. CONSULTATIONS

4.1 **Dornoch Community Council** – Discussed the application on 20 February 2008, voicing concerns for nearby residents with regard to harmful emissions. They consequently cannot support the application.

4.2 **Internal Consultees** - None

4.3 **External Consultees** - None

5. POLICY

5.1 The following policies are relevant to the assessment of the proposal

Highland Structure Plan:

- G2 Design for Sustainability
- BC5 Listed Buildings and Conservation Areas
- U4 Telecommunications

South and East Sutherland Local Plan

S1 Town / Village Centre – gives favourable consideration to town centre uses. The site also lies within the Dornoch Conservation Area.

Material to the consideration of the proposal is the Deposit Draft Sutherland Local Plan (October 2007). This notes that the site lies within the Settlement Development Area, where Policy 1 applies. This supports proposals as long as they meet the requirements of Structure Plan Policy G2. Proposals are also to be assessed in terms of their compatibility with the existing pattern of development, existing land uses, and the effect on any cultural heritage features (as set out in Policy 4).

5.2 The proposal requires to be assessed against:

- National Planning Policy Guidelines (NPPG 19) Radio Telecommunications
- Planning Advice Notes (PAN 62) Radio Telecommunications

6. PLANNING APPRAISAL

6.1 **Determining issues** – Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 Members will note that section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.

6.3 The proposal requires to be assessed against the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. In particular, the proposal requires detailed assessment of the following fundamental issues:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

6.4 **Proposal** - The works are for O2 as part of improved mobile phone coverage in the area. The existing mast is an 18.3m high slim-lime lattice structure, which is triangular in cross section, and has little telecommunications equipment at present. It is located in the centre of Dornoch. The proposal is for the installation of 3no.

antennae at 17m above ground level, plus ancillary ground cabins. The 3no. antennae are of a vertical panel form positioned to give 360° coverage.

- 6.5 The site lies within the Dornoch Conservation Area. PAN62 recognises that “in historic environments consideration should initially be given to installing equipment on any buildings with lesser architectural or historic worth”. The agent has indicated that due to the low lying nature of Dornoch and the existing buildings in the area, a mast of 20-25m high would be required to provide adequate coverage. Twenty two sites were discounted by the agent during the site selection process, and consideration was also given to disguising infrastructure, such as the flagpole design at the Burghfield Hotel used by Orange. However, the agent has advised that no suitable buildings were identified that could be used to provide adequate coverage, with many of the taller buildings being listed and unsuitable for development. The main elevated area is at Argyle Street within the Conservation Area.
- 6.6 The agent is of the view that the existing Police mast is already an integral part of the landscape and built environment of the Conservation Area, with some concealment afforded by adjacent broadleaved trees, which are approximately 15m high. Furthermore, it has been pointed out that no microwave dishes are proposed, unlike the previous proposals, and that agreement has been reached with the Police to remove the existing omni and dipole antennae from the mast, reducing the overall size of the tower in both height and width as a result. The agent has indicated that the proposed ground cabinets, which are to be hidden to the rear of the existing Police kennels, can be painted in an appropriate colour. In my view, by using an existing mast located adjacent to the modern Police Station, a reasonable context is provided for the development.
- 6.7 **Representations** suggest that there may be **health implications** from the installation of antennae on the mast. The agent has submitted an ICNIRP Declaration with the application which confirms that it is in full compliance with the radio frequency public exposure guidelines on limiting the exposure of the general public to electromagnetic fields. Members will note that although health is a material planning consideration, no weight can be attached to the perceived health risks, given existing Government advice and the declaration from the agent.
- 6.8 **Impact of development on the Conservation Area and recent refusal of planning permission** – Members will note that the recent construction of town houses at the east end of the Square post-dates the previous application and dismissed appeal set out at section 2. The appeal considered the provision of 3 larger antennae than the current application, plus a microwave transmission dish. The antennae were to be located approximately 16m above the ground, with the dish at 12m. These would have been in addition to the existing dipole and omni antennae. The Reporter considered that these new antennae would have been a noticeable addition to the mast.
- 6.9 The town houses help to screen the existing mast and Police Station from the Square and much of the area to the west. Mature trees along the southern boundary of the site adjacent to the churchyard help to shield the site from the southwest, south and southeast. This is particularly the case during the summer

when the deciduous trees are in leaf. The housing at Argyle Street to the north is at a higher level than the mast site and therefore looks down to the site and the treed background to the rear. I consider that the proposal offers a visual benefit to the setting of the Conservation Area, insofar as the existing dipole and omni antenna, which project from the headstock, are to be removed. The proposed 3no. antennae are to be fitted tightly to the headstock and parallel with the tower. There will therefore be less net projection from the existing mast with the 3no. antennae compared to the existing dipole and omni antenna. There will undoubtedly be some added bulk to the headstock area, but this will be kept close to the lattice mast, rather than projecting out from it as at present. Accordingly, it is considered that there will not be any significant additional detrimental impact on either individual or community residential amenity within the Dornoch Conservation Area, and that the proposal therefore accords with this aspect of Structure Plan Policy G2, and Policy U4. Furthermore, the proposal is also considered to preserve the existing character and appearance of the conservation area as required by section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

7. CONCLUSION

- 7.1 The proposal is considered to accord with Highland Structure Plan Policies G2, U4 and BC5, and NPPG19 Radio Telecommunications and PAN62 Radio Telecommunications. I consider that the provision of improved mobile telecommunications facilities in Dornoch is to be generally welcomed for both business and general public use and that this benefit outweighs any negative environmental impacts of the proposal.

RECOMMENDATION

Grant planning permission subject to conditions:

- 1 Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms other permission hereby granted and to ensure that the development is implemented as approved.

- 2 Prior to the commencement of development, the developer shall provide full written details of the proposed external finishes to the 2no. equipment cabins and meter cabinet. For the avoidance of doubt, the written details shall include BS paint numbers. The required cabins and meter cabinet shall thereafter be finished in accordance with the approved details.

Reason: In order to clarify the terms other permission hereby granted and to ensure that the development is implemented as approved.

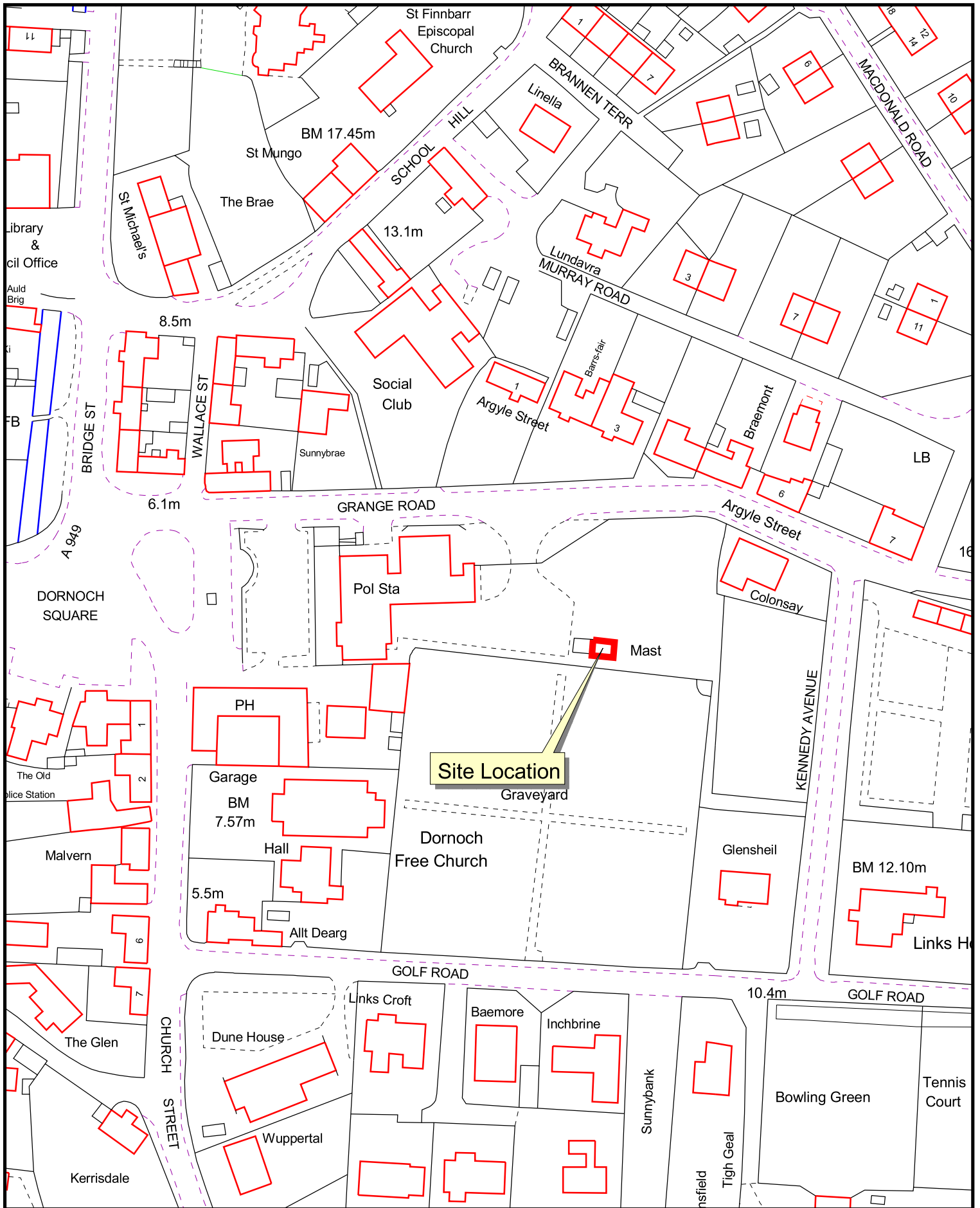
Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager

Bob Robertson 01862 812044

Background Papers: As referred to in the report above and case file reference number
08/00032/FULSU

Date: 2 April 2008



08/00032/FULSU
Installation of 3 No. antennae on existing mast and associated equipment cabinets at ground level for telecommunications at Radio Mast, Dornoch Police Station, Dornoch.

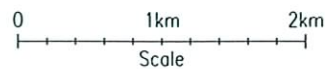
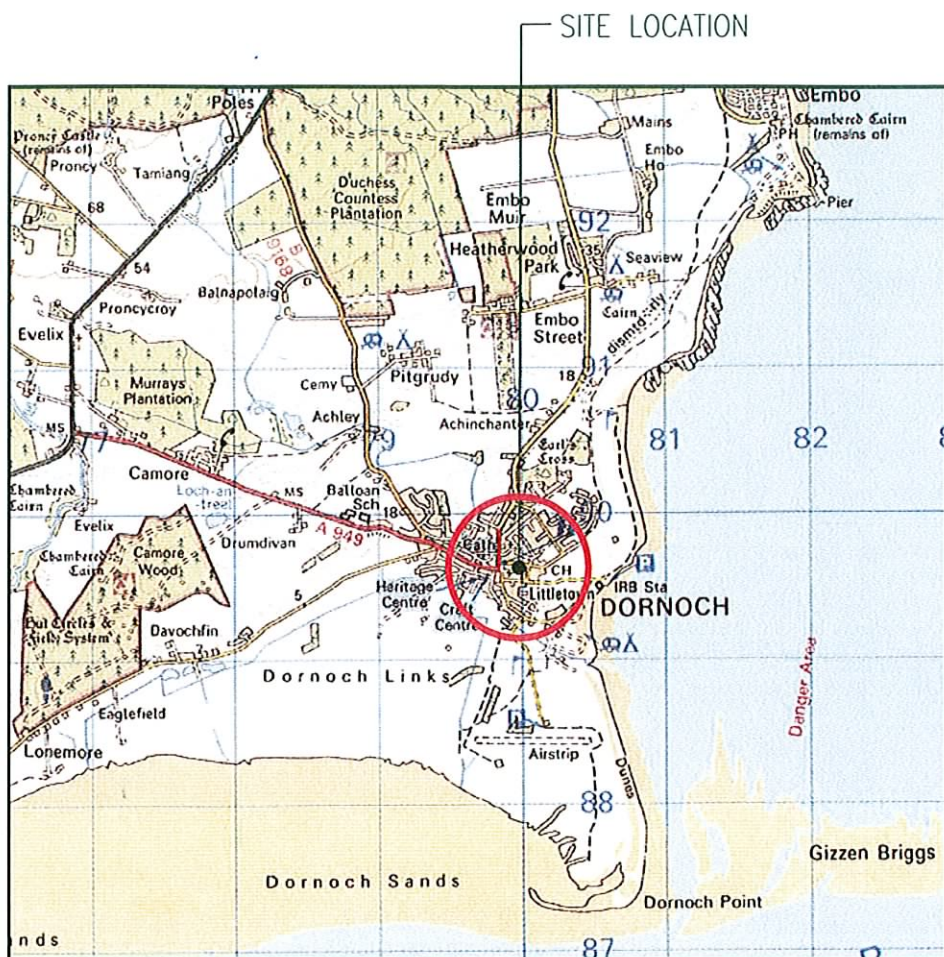
o2 UK Ltd
 per Galliford Try Communications
 Atholl House
 51 Melville Street
 Edinburgh

Date: 03 April 2008

SUPPLIED BY THE HIGHLAND COUNCIL

N
 Scale
1:1250

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INDICATIVE SITE LOCATION
 Ordnance Survey map extract
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REFERENCE DRAWINGS

- P-040300-GEN-101/Site Location Plans
- P-040300-GEN-102/Proposed Site Plan
- P-040300-GEN-103/Proposed Elevation
- P-040300-GEN-104/Lease Drawing

DIRECTIONS

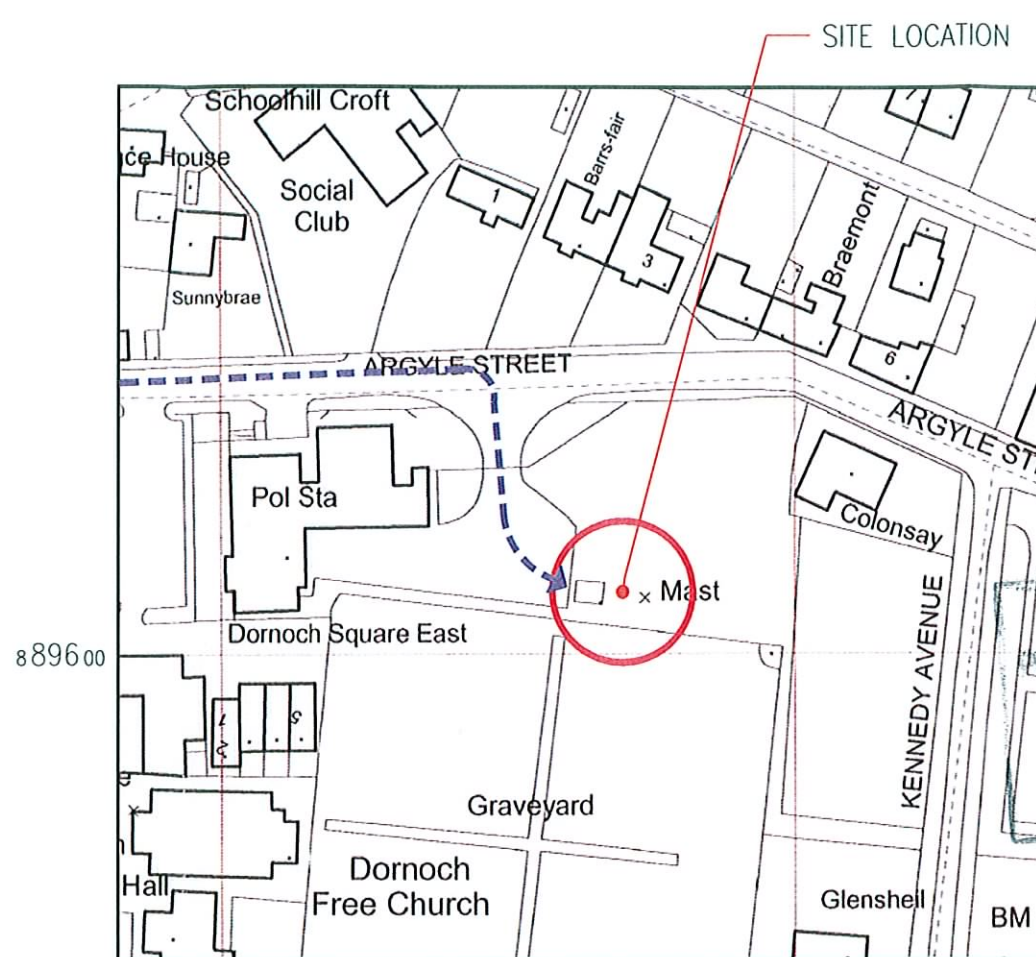
From Inverness, head North on A9. After 40 miles, turn right on to A949. Follow for 2 miles, and continue on to Argyle Street. Site is located 150m on RHS

SITE PROVIDER DETAILS

Site Provider: A.Irvine (Northern Constabulary)
 Contact Details: TBC

ELECTRICAL SUPPLY DETAILS

R.E.C.

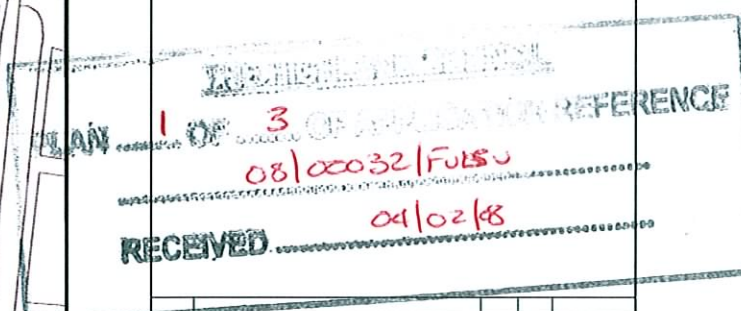


SITE LOCATION
 Ordnance Survey map extract
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SITE PHOTOGRAPH

- Notes:
 1 DO NOT SCALE. ORIGINAL DRAWING SIZE A3
 2 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE



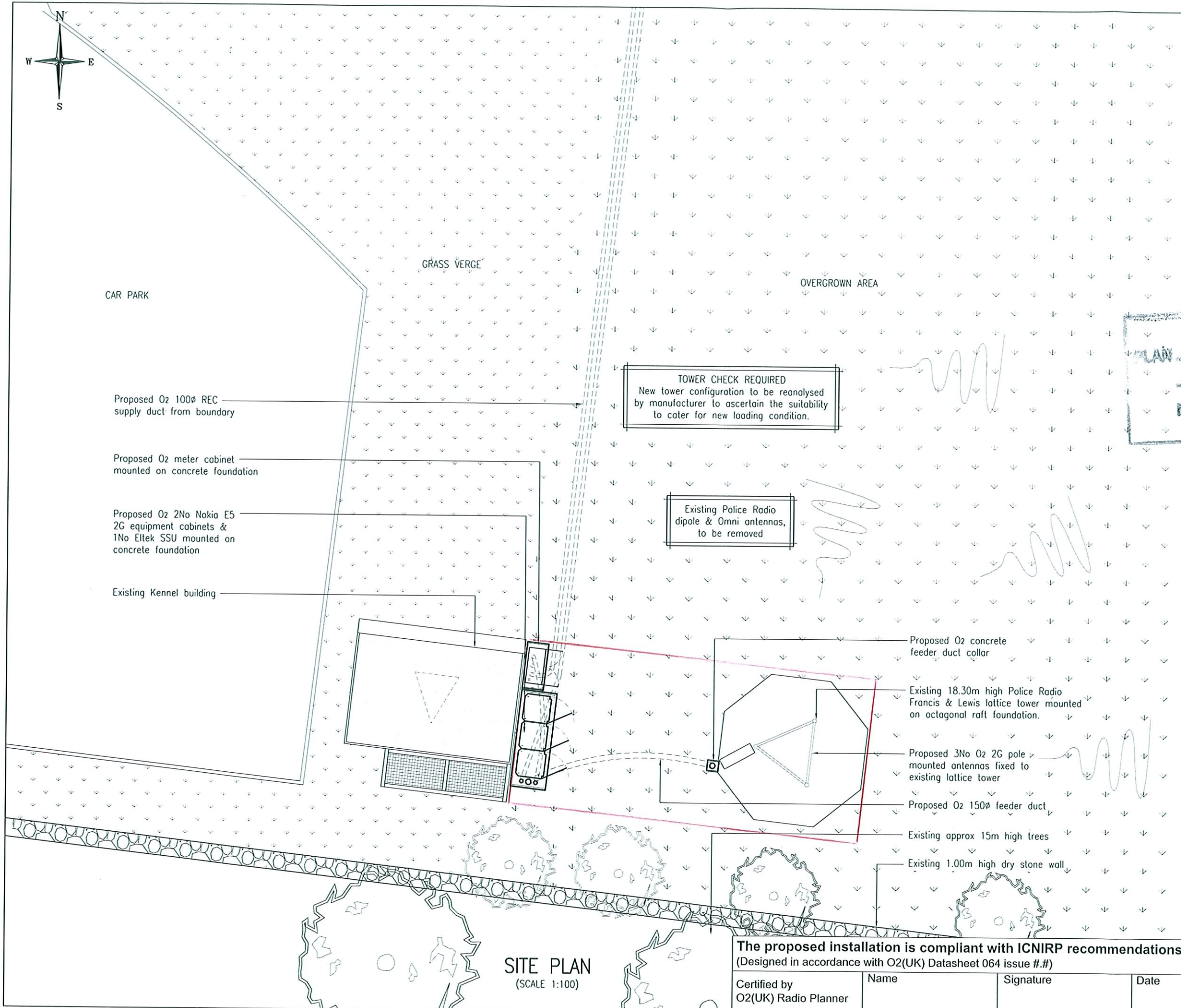
REV	MODIFICATION	BY	CH	DATE
-	Issued for Approval	AF	SGF	10.12.07

CLARKE TELCOM

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 Chaderton, Ormskirk, OL9 9EY
 Tel: 0161 755 4500
 Fax: 0161 755 4501
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O₂			
Site Name			
DORNOCH TOWN (A)			
Site Ref			
040300			
Site Address / Contact Details			
DORNOCH POLICE STATION DORNOCH INVERNESS-SHIRE IV25 3LA			
Drawing Title: SITE LOCATION MAPS			
Purpose of issue: PLANNING			
Drawing Number: 101			
Scale: As Shown	Drawn: AF	Date: 10.12.07	Rev: -
Checked: SGF	Date: 10.12.07	Approved: SGF	Date: 10.12.07



Notes:
 1 DO NOT SCALE. ORIGINAL DRAWING SIZE A3
 2 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

PROPOSED O2 2G CABINET SCHEDULE			
Manf.	Nokia	Colour Ref	RAL 6009
Type	Ultrasite Outdoor Edge BIS + Eltek SSU	Gland Pos. A/B/C	N/A
Dimension (mm)	2320x750x1940	Door hinge L/R	N/A
Material	Galvanised Steel Welded PLANNING	Pre assembled	X Flatpack

PROPOSED O2 - METER CABINET SCHEDULE			
Manf.	SP	Colour Ref	RAL 6009
Type	Standard	Material	Galvanised Steel Welded Construction
Dimension (mm)	1000x470x1000		

PROPOSED O2 - POWER SUPPLY
 REC Power Supply Required Y
 Present Supply Requirements: 2G - 14Kva SP, 25Kva TP&N

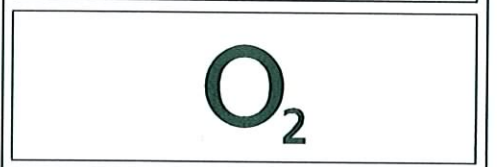
PLAN 2 OF 3 OF 02/00032/FUSS
 RECEIVED 08/02/08

REV	MODIFICATION	BY	CH	DATE
A	Existing antennas removed	SD	SGF	29.01.08
-	Issued for Approval	AF	SGF	10.12.07

CLARKE TELCOM

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Site Name

DORNOCH TOWN (A)

Site Ref

040300

Site Address / Contact Details

DORNOCH POLICE STATION
 DORNOCH
 INVERNESS-SHIRE
 IV25 3LA

Drawing Title: SITE PLAN

Purpose of issue: PLANNING

Drawing Number: 102

Scale:	As Shown	Drawn:	AF	Date:	10.12.07	Rev:	
Checked:	SGF	Date:	10.12.07	Approved:	SGF	Date:	10.12.07
							A

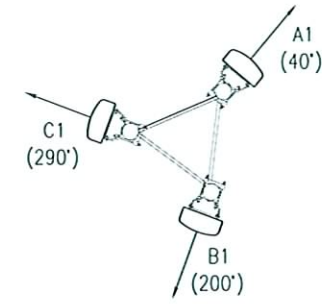
The proposed installation is compliant with ICNIRP recommendations.
 (Designed in accordance with O2(UK) Datasheet 064 issue #.#)

Certified by	Name	Signature	Date
O2(UK) Radio Planner			

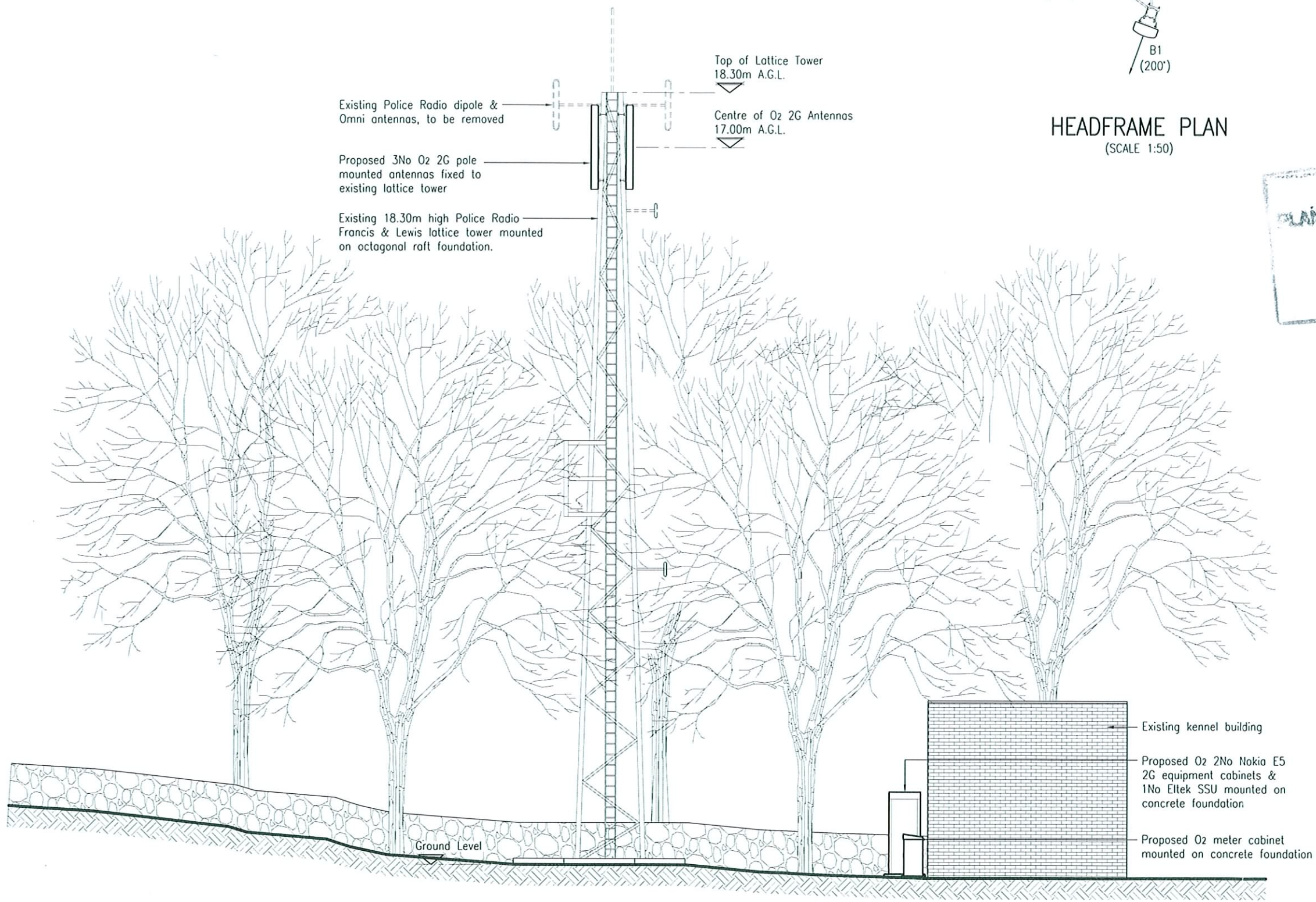
SITE PLAN
 (SCALE 1:100)

PROPOSED ANTENNA KEY					FEEDER KEY	
ITEM	CELL REF	TYPE	BEARING	HEIGHT TO CENTRE OF ANTENNA (ABOVE GROUND)	TYPE	LENGTH
1	A1	(2G) 88XV10GR20K	40°	15.00m	7/8"	25m
2	B1	(2G) 88XV10GR20K	200°	15.00m	7/8"	25m
3	C1	(2G) 88XV10GR20K	290°	15.00m	7/8"	25m

TOWER CHECK REQUIRED
New tower configuration to be reanalysed by manufacturer to ascertain the suitability to cater for new loading condition.



HEADFRAME PLAN
(SCALE 1:50)



NORTH ELEVATION
(SCALE 1:100)

Notes:
1. DO NOT SCALE. ORIGINAL DRAWING SIZE A3
2. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

PLAN 3 OF 3
08/00032/Forsu
RECEIVED 07/02/08

REV	MODIFICATION	BY	CH	DATE
A	Existing antennas removed	SD	SGF	29.01.08
-	Issued for Approval	AF	SGF	10.12.07

CLARKE TELCOM

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O₂
Site Name
DORNOCH TOWN (A)
Site Ref
040300
Site Address / Contact Details
DORNOCH POLICE STATION DORNOCH INVERNESS-SHIRE IV25 3LA

Drawing Title:	SITE ELEVATION
Purpose of issue:	PLANNING
Drawing Number:	103
Scale:	As Shown
Drawn:	AF
Date:	10.12.07
Checked:	SGF
Date:	10.12.07
Approved:	SGF
Date:	10.12.07
Rev:	A

The proposed installation is compliant with ICNIRP recommendations.
(Designed in accordance with O2(UK) Datasheet 064 issue #.)

Certified by	Name	Signature	Date
O2(UK) Radio Planner			