

Agenda item	6.2
Report no	PLN/036/17

HIGHLAND COUNCIL

Committee: North Area Planning Applications Committee

Date: 13 June 2017

Report Title: 16/05067/FUL – BT Openreach
Land 18 M N Of Raasay Community Hall
Isle Of Raasay

Supplementary Report No 1

Report By: Area Planning Manager (North)

1. Purpose/Executive Summary

1.1 Description of development : Proposed 16m Radio Monopole with 2 x 0.6m dishes and equipment cabinet.

Ward : 10 - Eilean A' Cheò (Ward 11 prior to 4 May 2017)

Category: Local development

Reason(s) Referred to Committee : Community Council Objection

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. Recommendations

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the erection of a 16m high telecommunications monopole, with two 600mm diameter microwave dishes and an equipment cabinet. The proposal forms part of BT's super-fast broadband delivery programme to remote areas of the Highlands.
- 3.2 No pre-application consultation occurred.
- 3.3 **Variations:** The submitted elevational drawing has been amended to correct an inaccurate photomontage of the monopole – drawing no. SHT 03 Rev. A, lodged 20.01.2017

4. SITE DESCRIPTION

- 4.1 The site comprises the north eastern corner of the car park for the Raasay Community Hall. It lies to the south of existing housing at School Park, and to the west of the public road.

5. PLANNING HISTORY

- 5.1 This application was previously reported to the North Area Planning committee on 21st February 2017 via Report No. PLN/024/17, which is appended to this report as Annexe 1, and which recommended that the Committee granted the application, subject to the conditions detailed therein.
- 5.2 The minutes of the 21st February meeting state that:
“Members’ comments included the following:
•*BT had not consulted with the local Community Council who had been happy to have a mast but not in this location.*
The Committee agreed to DEFER the application to allow the local Community Council the opportunity to be consulted by the Applicant.”
- 5.3 The applicant met Representatives of Raasay Community Council on 29 March 2017. The applicant's report of this meeting, and the Community Council's response following the meeting, are available to view on the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.
- 5.4 The applicant's position as set out at this meeting is that other possible locations for the monopole were either more visually imposing and/or would not achieve full functionality due to compromised line of sight. The applicant states that the chosen location - whilst needing a 16m pole - would have roughly 8m hidden behind existing banking when looking seaward from most angles, and the remaining height would not likely exceed the high point of the gable end of the nearest house.
- 5.5 The Community Council have advised that, having discussed what was said at the meeting with the applicant, they wish to maintain their objection.
- 5.6 The application was deferred to enable the applicants to consult with the community council. As set out above this has not resulted in the community council's original concerns being resolved. The planning authority's assessment and recommendation of approval subject to conditions and reasons remains unaltered as set out in its original report to the February committee..

6. CONCLUSION

- 6.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

7. IMPLICATIONS

- 7.1 Resource – Not applicable
- 7.2 Legal –Not applicable
- 7.3 Community (Equality, Poverty and Rural) –Not applicable
- 7.4 Climate Change/Carbon Clever –Not applicable
- 7.5 Risk – Not applicable
- 7.6 Gaelic – Not applicable

8. RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **Granted** subject to the conditions and reasons as set out in its original report to the February committee.

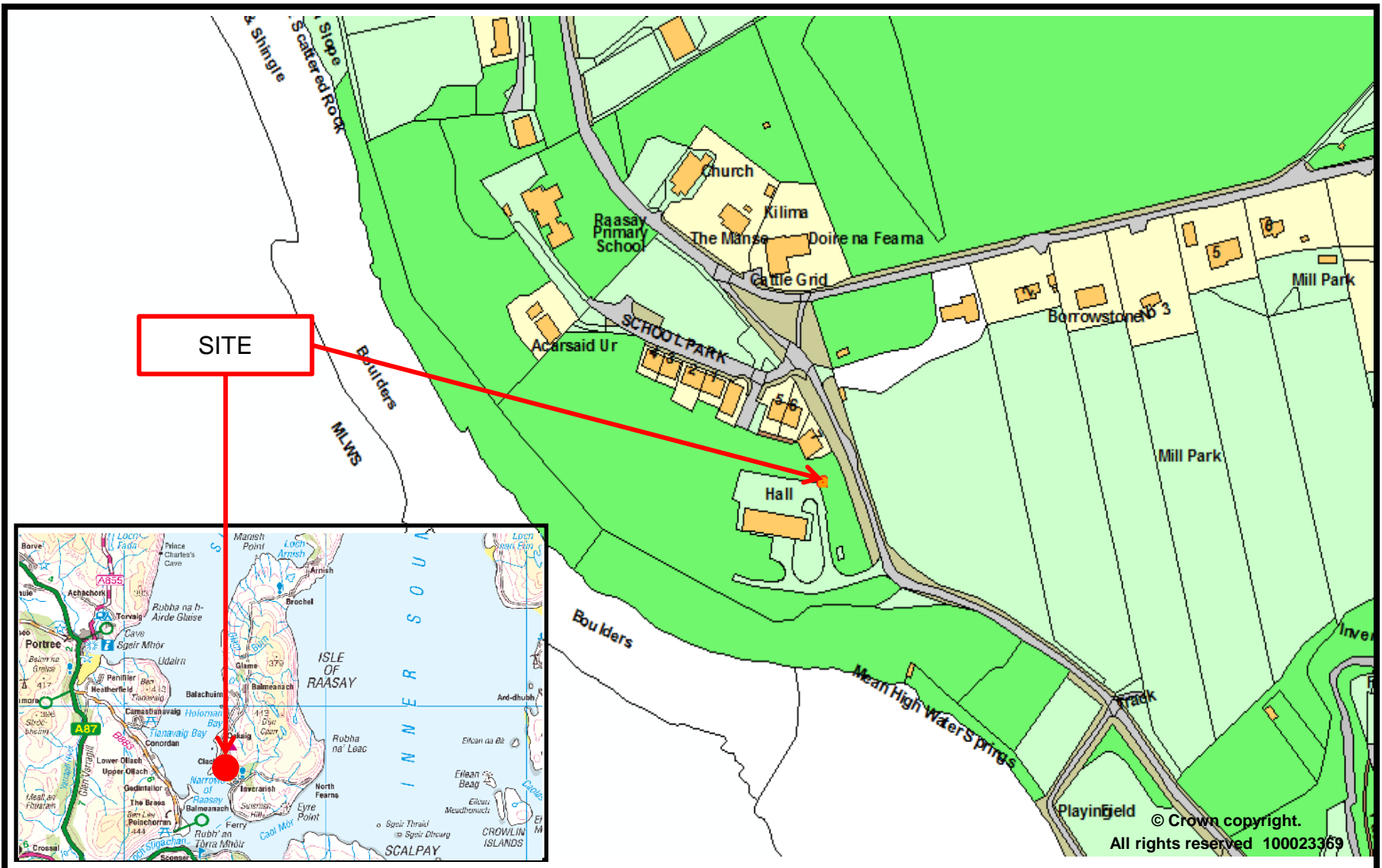
Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Graham Sharp

Background Papers: Documents referred to in report and in case file.

Relevant Plans: previous committee report



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

Location Plan
16/05067/FUL

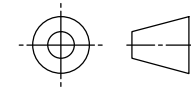
Proposed 16m Radio Monopole with 2 x 0.6m dishes and equipment cabinet.

February 2017

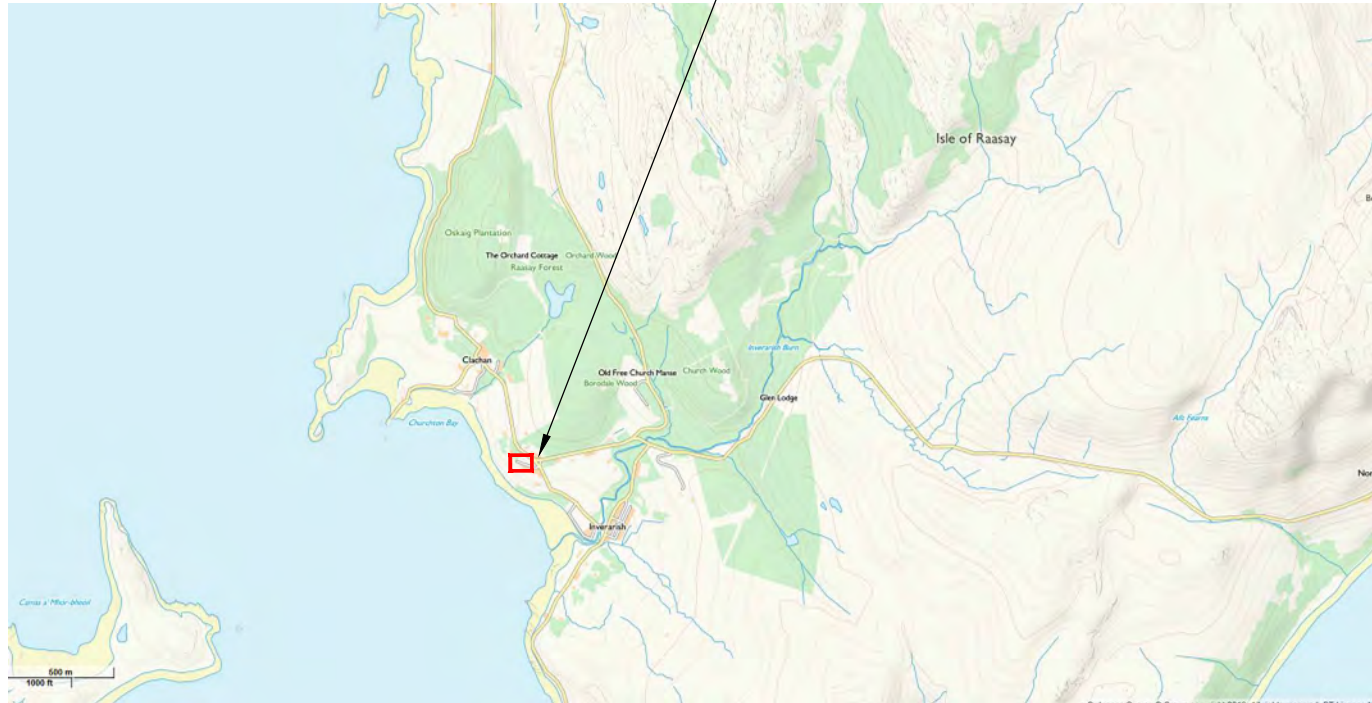
N



Scale:



SITE LOCATION



SITE LOCATION PLAN

NGR:- NG5515735921

SCALE:- 1:25000

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown Copyright British Telecommunications plc 272914

DO NOT SCALE

DIMENSIONS IN mm UNLESS OTHERWISE STATED

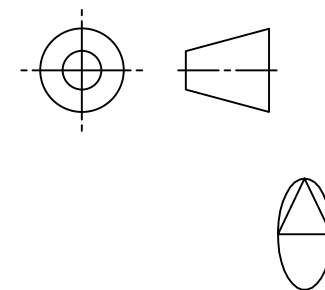
© British Telecommunications plc

2016

ORIGINAL SCALE AS SHOWN

A3 A4	DRN LW CKD LW		A	RAASAY ISLE OF RAASAY, IV40 8NG PROPOSED 16M MONOPOLE WITH WITH 2 x 0.6 DISHS BEARING 300 DEG AND CABINET			REFERENCES
	CERTIFICATION DESIGNER						
	CLIENT JC						
DATE	07/06/16	AMENDMENT	ISSUE	BT TSO	UK RSDO	WL 4005059	SHT 01

WL4005059S01

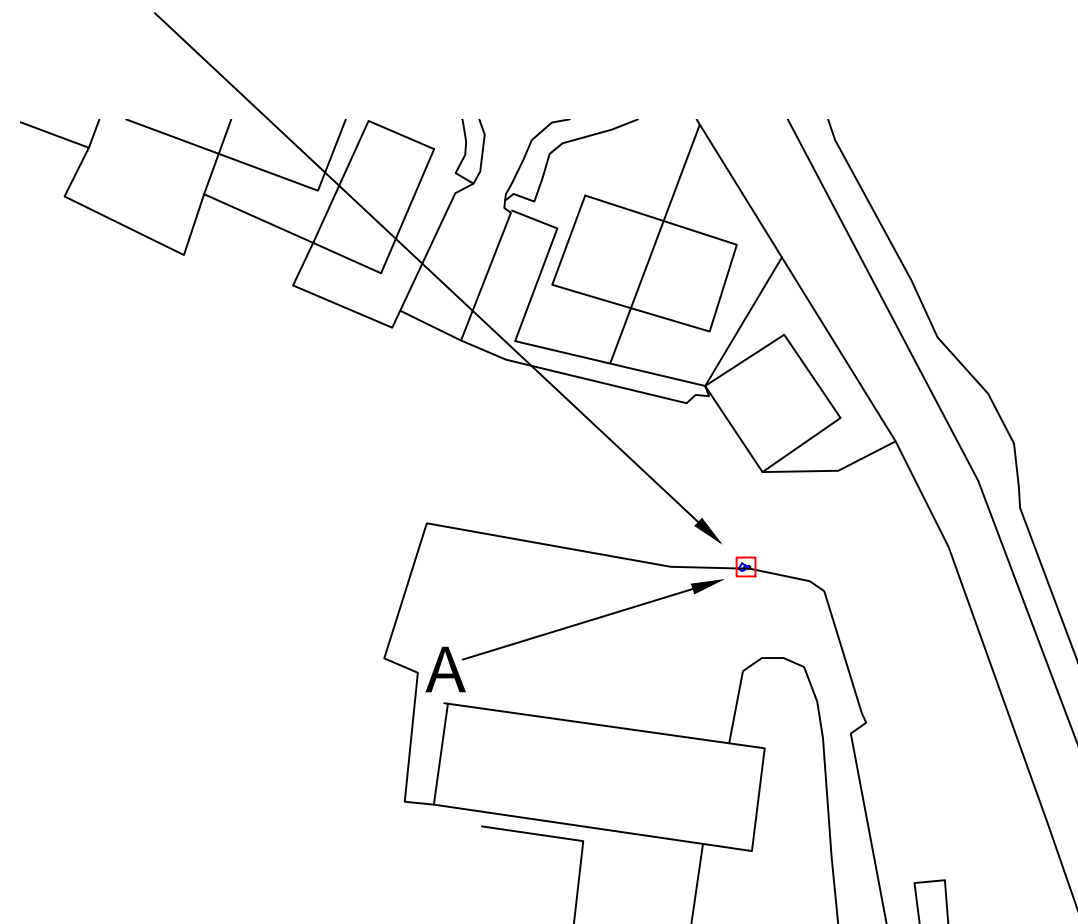


PROPOSED 16m MONOPOLE WITH 2 X 0.6 DISH FACING 300 DEG AND CABINET



SITE LOCATION PLAN
SCALE:- 1:2000

PROPOSED 16m MONOPOLE AND CABINET



ENLARGED SITE PLAN
SCALE:- 1:800

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown Copyright British Telecommunications plc 272914

DO NOT SCALE

DIMENSIONS IN mm UNLESS OTHERWISE STATED

© British Telecommunications plc 2016

ORIGINAL SCALE AS SHOWN

A3 A4	DRN LW CKD LW	A	RAASAY COMMUNITY HALL ISLE OF RAASAY, IV40 8NG PROPOSED 16m MONOPOLE WITH 2 x 0.6m DISHS BEARING 300 DEG AND CABINET	REFERENCES
	CERTIFICATION DESIGNER			
	CLIENT JC			
DATE 07/09/16	AMENDMENT	ISSUE	BT TSO UK RSDO WL 4005059	SHT 02

WL4005059S02

PROPOSED 16m MONOPOLE
WITH 2 x 0.6m DISH FACING 300
DEG & CABINET



VIEW ON 'A'
NTS
SCALE 1:250



DETAIL OF 16m POLE
SCALE:- 1:100

DO NOT SCALE

DIMENSIONS IN mm UNLESS OTHERWISE STATED

© British Telecommunications plc

2016

ORIGINAL SCALE AS SHOWN

A3 A4	DRN LW CKD LW		A	RAASAY ISLE OF RAASAY, IV40 8NG PROPOSED 16m MONOPOLE WITH 2 x 0.6m DISHS BEARING 300 DEG AND CABINET			REFERENCES
	CERTIFICATION DESIGNER						
	CLIENT JC						
DATE	07/06/16	AMENDMENT	ISSUE	BT TSO	UK RSDO	WL 4005059	SHT 03

WL4005059S03