

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 09 AUGUST 2002

**02/0333/FL: PROPOSED INSTALLATION OF TELECOMMUNICATIONS
APPARATUS AND ERECTION OF 25M HIGH TOWER AT MAYFIELD,
DRONGAN HOUSE, COALHALL**

APPLICATION BY ORANGE PCS

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the installation of 10 no cabinets and other associated equipment and the erection of a 25 metre high lattice tower. The equipment and tower are proposed to be located within a fenced compound measuring 272 square metres in area. The compound is proposed to be located behind the tree belt when viewed from the adjacent A70.

2 RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.

3. CONCLUSIONS

3.1 As indicated in section 5 of the report, there are no policies contained within the Adopted Mauchline/Drongan/Ochiltree Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated in Section 6 of the report, there are material considerations relevant to this application, however, it is considered that these are supportive of the application.

3.2 The siting of the proposed mast and associated equipment, in a relatively well-screened position, is considered acceptable. There are no consultee or other objections to the proposal.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposal relates to telecommunications development.

2. APPLICATION DETAILS

2.1 **Site Description:** The site lies approximately 1.5 kilometres north of Drongan and approximately 1 kilometre east of Coalhall. The site lies 250 metres north of the A70 and is accessed via an existing access road leading to a tree belt at Mayfield. The tree belt consists of mature deciduous trees, approximately 20 metres in height.

2.2 **Proposed Development:** Full planning permission is sought for the installation of 10 no cabinets and other associated equipment and the erection of a 25 metre high lattice tower. The equipment and tower are proposed to be located within a fenced compound measuring 272 square metres in area. The compound is proposed to be located behind the tree belt when viewed from the adjacent A70.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objection to the proposal subject to conditions in respect of improvements to the existing access road.

Should the application be approved, appropriate conditions in respect of the above can be included on the planning permission.

3.2 The Coal Authority has not responded to the consultation letter at the time of writing this report.

Should the application be approved, a note advising the applicant to contact the Coal Authority can be attached to the planning permission.

3.3 Scottish Natural Heritage has no objection to the development.

Noted.

3.4 Glasgow Prestwick Airport has no objection to the proposal.

Noted.

3.5 The Civil Aviation Authority (Gatwick) has no objection to the proposal.

Noted.

3.6 Ochiltree Community Council has no objections to the application.

Noted.

4. REPRESENTATIONS

4.1 No letters of representation have been received with regard to the proposed development.

Noted.

5. DEVELOPMENT PLAN STATUS

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application, the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted Mauchline/Drongan/Ochiltree Local Plan, (1993). The Adopted Plan was prepared within the context of the then approved Strathclyde Structure Plan.

5.2 There are no policies within the adopted local plan relevant to the consideration of this application and therefore greater weight should be attached to the other material considerations.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan, (Finalised Version with Modifications) (2001), NPPG19 and PAN 62 on Radio Telecommunications, and the consultation responses.

East Ayrshire Local Plan

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan, (Finalised Version with Modifications), (EALP), should be considered as a prime material consideration. The site lies within the Rural Protection Area

defined by the EALP, and is affected by Community and Service Infrastructure Policies.

6.3 Community and Service Infrastructure Policy CS2 states that care will be taken to ensure that all telecommunications developments are sensitively sited and the Council will assess each application against the following criteria:

- (i) the visual impact of the proposal on townscape and environment;
- (ii) the possibility of shared operational facilities;
- (iii) the availability of suitable alternative sites.

Given the rural location of the mast and relatively secluded siting behind a belt of mature trees, the ground equipment would not be visible from public view. Given the height of the tree belt (20m) the mast would be only partly visible when viewed from the A70. It is considered that it would not therefore be detrimental to the rural environment. With regard to criterion (ii), there are no existing operational facilities, in the vicinity of the site, which could have been shared. In response to criterion (iii), alternative sites have been explored with the applicant, although none were found to be suitable. Indeed, a previous application for a similar development by the same applicant, immediately adjacent to Drongan House, was recently withdrawn in favour of this current site.

Policy Guidance

6.4 The proposal is also considered to be consistent with the principles of PAN 62 and NPPG 19 on Radio Telecommunications.

Consultation Responses

6.5 No consultation replies have been received which would indicate that the application should be refused.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, there are no policies contained within the Adopted Mauchline/Drongan/Ochiltree Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated in Section 6 of the report, there are material considerations relevant to this application, however, it is considered that these are supportive of the application.

8.2 The siting of the proposed mast and associated equipment, in a relatively well-screened position, is considered acceptable. There are no consultee or other objections to the proposal.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as it would not be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning and Building Control
3 July 2002
DS/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Adopted Mauchline/Drongan/Ochiltree Local Plan (1993)
5. Approved Ayrshire Joint Structure Plan (1999).
6. East Ayrshire Local Plan, Finalised Version with Modifications (2001).
7. Approved Strathclyde Structure Plan

Any person wishing to inspect the background papers listed above, should contact Mr. Derek Scott on 01563 555483.

Implementation Officer: Dave Morris

Location	Mayfield Drongan House COALHALL KA6 6NE
Nature of Proposal:	Proposed installation of telecommunications equipment and erection of 25m tower
Name and Address of Applicant:	Orange PCS Masterton Way Tannochside Park Uddingston GLASGOW G71 5PT
Name and Address of Agent	Mr John Church, Church & Co C/o Orange PCS Masterton Way Tannochside Park Uddingston GLASGOW G71 5PT

DPO's Ref: [Derek Scott]
PPO's Ref; []

The above FULL application should be granted subject to the following conditions.

1. Notwithstanding any specification on the approved plans or application form, the existing field access gate shall be set back 15m from the edge of the A70 public road, prior to the commencement of any work on site.

REASON – In the interests of public road safety.

2. Notwithstanding any specification on the approved plans or application form, the junction of the site access road with the A70 public road shall be formed as a dropped kerb verge crossing in accordance with the East Ayrshire Council Roads Development Guide 1996, prior to the commencement of any work on site.

REASON – In the interests of public road safety.

3. Notwithstanding any specification on the approved plans or application form, the existing access road shall be bituminously surfaced for 15m back from the edge of the A70 to the position of the relocated field gate, such that no surface water discharges or loose material is carried out onto the public road prior to the commencement of any work on site.

REASON – In the interests of public road safety.

4. In the event that equipment becomes obsolete or redundant it shall be removed and the site reinstated to the satisfaction of the planning authority within three months.

REASON - In the interests of visual amenity and to ensure the reinstatement of the site to a satisfactory standard.

5. The colour of all the elements including the support structure, associated equipment housing cabinets, antennas and cabling shall be approved by the planning authority prior to their construction and shall not be altered thereafter unless agreed in writing.

REASON - To minimise the level of visual intrusion in the rural landscape.

6. The mast shall be structurally capable of being shared by additional radio telecommunication equipment.

REASON - To enable potential mast sharing.

NOTE TO APPLICANT

1. The applicant is advised to make early contact with the Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG, with regard to past minerals activity on the site.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA