

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 08 MARCH 2002

**01/0820/FL: PROPOSED INSTALLATION OF A 0.6 METRE DIAMETER
MICROWAVE DISH AERIAL AND ASSOCIATED EQUIPMENT AT CCI SORN
RADIO SITE, HENRYSTON FARM, SORN**

APPLICATION BY BRITISH TELECOM PLC

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the installation of a 0.6 diameter microwave dish which would be sited on the existing mast, 18.5 metres above ground level. An outdoor unit associated with the dish would be sited above ground level but adjacent to existing equipment cabins.

2. RECOMMENDATION

2.1 It is recommended that the application be approved.

3. CONCLUSIONS

3.1 As indicated at paragraph 5.1 of the report, there are no policies contained within the Adopted Catrine and Sorn 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 small dish on an existing mast, in an inconspicuous 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 0.5 kilometre south of Sorn, approximately 200 metres east of Barrshouse steading, and lies on the north side of the Uc48 minor road leading to Templandshaw Farm. The site comprises an existing 20 metres high mast and associated equipment cabins that are located within an existing fenced compound area. Various antennas are presently installed on the mast and three equipment cabins are located adjacent to the mast. The mast also functions as a terrestrial TV relay site serving the Sorn area.

2.2 **Proposed Development:** Full planning permission is sought for the installation of a 0.6 diameter microwave dish which would be sited on the existing mast, 18.5 metres above ground level. An outdoor unit associated with the dish would be sited above ground level but adjacent to existing equipment cabins.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Sorn Community Council has not responded to the consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

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

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 Catrine and Sorn Local Plan, (1984). The Adopted Plan was prepared within the context of the then emerging 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.

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 Diversification 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 its relative isolation, the dish would not be readily visible from public view and it is considered that it would not therefore be detrimental to the rural environment. Criteria (ii) and (iii) above relate to new telecommunications masts and are not applicable in the determination of this application for a single dish.

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

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 at paragraph 5.1 of the report, there are no policies contained within the Adopted Catrine and Sorn 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 small dish on an existing mast, in an inconspicuous 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.

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

21 February 2002
HM/HM
FV/DVM

LIST OF BACKGROUND PAPERS

- 1 .Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Adopted Catrine and Sorn Local Plan (1983}
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 01563555483.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 01/0820/FL .

Location	CCI Sorn Radio Site Henryston Farm SORN KA5 6NF
Nature of Proposal:	Proposed installation of 0.6 metre diameter microwave dish aerial and associated equipment
Name and Address of Applicant:	BT PLC 81 Newgate Street London EC1A 7AJ
Name and Address of Agent	Mr Thomas Mulraine PP198A Dial House Bishop Street GLASGOW G3 8UE

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

The above FULL application should be approved.

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VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA