

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 05 OCTOBER 2001

**01/0592/FL: PROPOSED INSTALLATION OF A 1.2 METRE DIAMETER
MICROWAVE DISH AERIAL AND ASSOCIATED WAVEGUIDE AND
EQUIPMENT AT NTL MUIRKIRK RADIO SITE, AULDHOUSEBURN FARM,
MUIRKIRK**

APPLICATION BY BRITISH TELECOM PLC

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the installation of a 1.2 diameter microwave dish which would be sited on the existing mast, 5 metres above ground level. An outdoor unit associated with the dish would be sited 2 metres above ground level.

2. RECOMMENDATION

2.1 It is recommended that the application be approved.

3. SUMMARY OF ANALYSIS

3.1 As indicated at paragraph 5.1 in the report, there are no policies contained within the Adopted Muirkirk Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at Section 6 in 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.

**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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APPLICATION BY BRITISH TELECOM PLC

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 due to the nature of the development proposed.

2. APPLICATION DETAILS

2.1 **Site Description:** The site lies 1.3 kilometres south east of Muirkirk, approximately 300 metres south of Auldhouseburn Farm, Muirkirk. The site comprises an existing 35 metre high mast and associated equipment cabins which are located within an agricultural field. Five dishes and various antennas are presently installed on the mast and five equipment cabins are located adjacent to the mast.

2.2 **Proposed Development:** Full planning permission is sought for the installation of a 1.2 diameter microwave dish which would be sited on the existing mast, 5 metres above ground level. An outdoor unit associated with the dish would be sited 2 metres above ground level.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Muirkirk 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 Muirkirk Local Plan, (1985). 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), the Council's Interim Policy on Telecommunication Development, 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.

The proposed dish would be located only 5 metres above ground level. Given the rural location of the mast, the dish would not be 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 Council's Interim Policy on Telecommunication Development was agreed to extend the Council's influence over such development pending Government review of the relevant controls. Various principals were adopted and this proposal accords with them in terms of mast sharing and visual amenity.

6.5 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 above, there are no policies contained within the Adopted Muirkirk Local Plan relevant to the determination of this application and as such, greater weight should be given to other material considerations. As is indicated at Section 6 above, 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.

Alan Neish
Head of Planning and Building Control

18 September 2001
VE/VE
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Muirkirk Local Plan (1985)
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 Miss Vivien Emery on 01563 555485.

Implementation Officer: Dave Morris

Application no: 01/0592/FL

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| Location | NTL Muirkirk Radio Site Auldhouseburn Farm MUIRKIRK KA18 3RZ |
| Nature of Proposal: | Proposed installation of 1.2 diameter microwave dish aerial and associated waveguide and 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: [Vivien Emery]
PPO's Ref: []

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The above **FULL** application should be approved.

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AGENDA