

# Development Management Sub Committee

Wednesday 20 November 2019

**Application for Planning Permission 18/10536/FUL  
At Footway Adjacent To , 29 The Loan, South Queensferry  
Proposed installation of a 15m high monopole,  
accommodating 1No antenna within a GRP shroud and 1No  
equipment cabinet on the footway adjacent to 29 The Loan,  
Queensferry, Edinburgh, EH30 9SD (NGR: 312895, 678309)  
to provide communications coverage for the emergency  
services in the surrounding area. Airwave's coverage  
requirement in this area has resulted from the removal of  
nearby Telefonica site ref: 1890 which had also  
accommodated equipment for Airwave.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## Summary

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The proposal complies with policy RS 7 of the LDP. The proposal will not impact on neighbouring amenity. It is recommended the application is approved.

## Links

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[Policies and guidance for this application](#)

LRS07, NSG, NSGTEL,

# Report

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## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The site is a public footpath, located adjacent to number 29 The Loan, a single storey brick built building. The building is currently in use as a tyre fitting company. A number of lighting columns are visible within the street.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description of the Proposal

The application is for the installation of a 15 metre high monopole. It also seeks to install a ground based equipment cabinet with an approximate footprint of 1.05 square metres and height of 1.5 metres.

A supporting statement including ICNIRP Certificate has been submitted and this is available to view on Planning and Building Standards Portal.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposal has an adverse effect on the character and appearance of the surrounding area
- b) The proposal has an adverse effect on neighbouring residential amenity;
- c) Any public comments raised have been addressed and
- d) Any impacts on equalities or human rights are acceptable.

#### a) Character and appearance of the surrounding area

Criteria a) and c) of LDP Policy RS7 support the development of telecommunications structures where "the visual impact of the proposed development has been minimised through careful siting, design and where appropriate, landscaping" and the proposal would not harm the built and natural heritage of the city.

The boundary of the Queensferry Conservation Area runs along the middle of the road on the Loan with the application site sitting outwith the conservation area. The character of the immediate area is of industrial, traditional and 60's style buildings. The location of the proposed slimline monopole structure will be backed against a brick built commercial building where there are a number of existing street lighting columns. Whilst the proposed monopole structure will sit considerably higher than the existing vertical structures, the positioning of the monopole against the back of the footpath and in line with the gable of the three storey building to the north will reduce its visual impact on the streetscene.

The applicant has demonstrated that a number of options to site the telecommunication structure was investigated. Five alternative sites within the local area was considered but discounted for a number of reasons including, located in a conservation area, coverage and visibility impact. The application site was progressed due to its ability to provide the required level of coverage to the target area.

The proposal complies with policy RS 7 of LDP.

#### b) Neighbouring Amenity

Residential properties lie to the north and east of the site lie between 12 and 54 metres away from the site. The proposal will not adversely affect neighbouring residential amenity.

The applicant has submitted an ICNIRP declaration which states that the proposals are in compliance with the requirements of the radio frequency public exposure guidelines on the International Commission on non-ionising Radiation Protection (ICNIRP). This meets the current government requirements and satisfactorily addresses the issues of potential or perceived health risk. The particular circumstances of this case would not merit a departure from these requirements or outweigh national policy guidance.

#### c) Road Safety

The proposal will not impact on the user safety of this street. Transport planning was consulted on the proposal and raised no objections.

#### d) Equalities and Human rights

The application has been assessed and has no impact in terms of equalities or Human Rights.

#### e) Public Comments

#### **Material Objections**

- unacceptable visual intrusion - assessed in section 3.3 (a)
- not in keeping with the character of the town - assessed in section 3.3 (a)

#### Queensferry and District Community Council

- Unnecessary pavement clutter; - assessed in section 3.3 c)
- visual impact - assessed in section 3.3 a)
- close proximity to the conservation area - assessed in section 3.3 a)

## Conclusion

In conclusion, the proposal complies with policy RS 7 of the LDP. The proposal will not impact on neighbouring amenity. It is recommended the application is approved.

It is recommended that this application be Granted subject to the details below.

### 3.4 Conditions/reasons/informatives

#### Conditions:-

1. In the event that equipment becomes obsolete or redundant, it must be removed, and the site reinstated to its previous condition within 3 months of the decommissioning date.

#### Reasons:-

1. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard.

#### Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

## Financial impact

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### 4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

## Risk, Policy, compliance and governance impact

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

Ten letters of objection were received. A full summary of matters raised by the objectors can be found in section 3.3 (d) of the main report.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development****Plan Provision**

Edinburgh City Local Plan- The site is designated as an Urban Area.

**Date registered**

21 December 2018

**Drawing numbers/Scheme**

01-03,

Scheme 1

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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**Links - Policies**

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**Relevant Policies:**

LDP Policy RS 7 (Telecommunications) sets criteria for assessing telecommunication developments.

**Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** on "COMMUNICATIONS INFRASTRUCTURE" set out detailed guidance for the siting and design of masts, antennas, cabins and equipment in all locations, with special reference to listed buildings and other sensitive situations.

# Appendix 1

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## Consultations

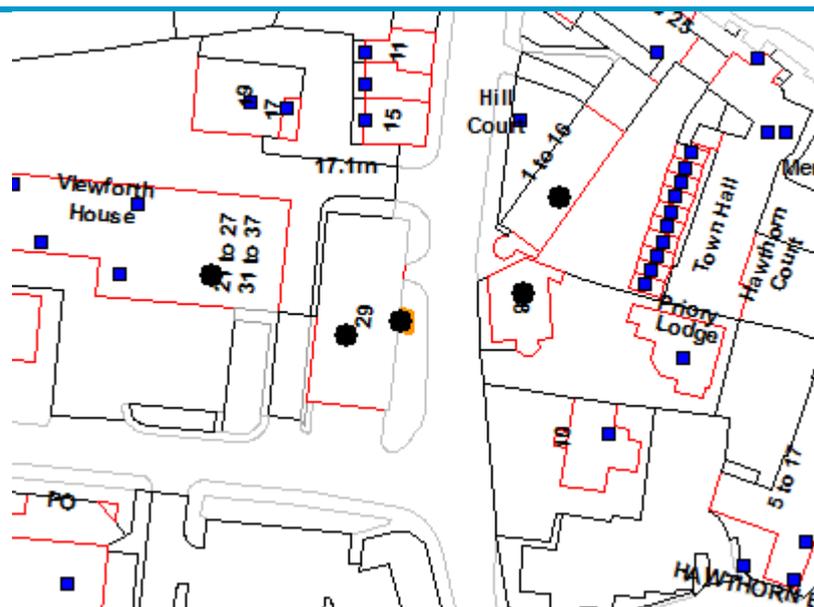
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Roads Authority

*No objections.*

## Location Plan

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