

CONSULTATIONS

Head of Environmental and Commercial Services – No objections.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was subject to neighbour notification. Two letters of objections were received.

The objectors' concerns can be summarised as follows:

1. There is a lack of information in the submission.
2. The mast will represent a health hazard.
3. A neighbouring property is not featured on the map enclosed with the neighbour notification.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, Government Guidance (Scottish Planning Policy Statement (SPP) and Planning Advice Note (PAN) 62), the visual impact of the proposal, the consultation response and the letters of objection.

Considering the Inverclyde Local Plan, Policy UT7 provides the criteria for the assessment of applications for telecommunications equipment. Assessing visual impact, I note that the existing equipment on site comprises a 13.36 metre high pole which will be removed. The new 14.8 metre high pole is higher and the upper section features a greater diameter than the current equipment. The locality features tall street lighting columns together with telegraph poles and I consider that on balance, the overall visual impact on the streetscape of the pole and associated cabinets will be acceptable and no greater than the existing equipment or other local features. It is appropriate to require the removal of the existing equipment by way of a condition to avoid any proliferation of telecommunication poles to the detriment of the streetscape.

As the proposal comprises upgrading by way of providing replacement equipment at an existing site, it is not appropriate to require an assessment of possible alternative locations. The applicant has in support of the proposal submitted local coverage details indicating a deficiency in local 3G coverage which the new equipment will address. The new equipment will also allow site sharing between Vodafone and O2, potentially reducing the need for future additional equipment nearby. The applicant has further provided a statement which confirms that the equipment to be installed fully complies with the ICNIRP guidelines.

I am therefore satisfied that the proposal is in accordance with Policy UT7 of the Inverclyde Local Plan, and given the favourable assessment against this policy and the fact that the Local Plan reflects current government guidance, I find no conflicts with Scottish Government guidance.

The consultation response from the Head of Environmental and Commercial Services presents no impediment to the development. Considering the outstanding points raised by the objectors, whilst I note the concerns raised with regard to health, Government policy states that the planning system should not be used to secure objectives that are more properly achieved under other legislation.

Emissions of radio frequency radiation are controlled and regulated under other legislation and it is therefore not necessary for planning authorities to treat radio frequency radiation as a material consideration. The applicant has provided all details required for the assessment of the application. The plan enclosed on the neighbour notification did not show the outline of the neighbouring house due to this property's extensive garden ground and the distance of the building from the application site. In any case the application was correctly notified to neighbours.

In conclusion, the visual impact of the proposed replacement equipment will be acceptable and I am satisfied that the proposal presents no conflict with the Inverclyde Local Plan and Scottish Government guidance. Whilst I am mindful that two objections have been received, there are no material planning considerations which would warrant the refusal of planning permission.

RECOMMENDATION

That the application be granted

Conditions

1. That the development to which this permission relates must be begun within 3 years of the date of this consent.
2. That within two months of the equipment hereby permitted being brought into use, the existing equipment adjacent shall be removed and the site reinstated to the satisfaction of the Planning Authority.
3. In the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated within 2 months, to the satisfaction of the Planning Authority.
4. Development shall not be commenced until such time as it has been demonstrated to the satisfaction of the Planning Authority that the power line required to serve the proposed equipment shall be constructed underground with no electricity infrastructure being visible above ground on Cloch Road.
5. No symbols, signs, letters or logos shall be displayed on any part of the structure. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display.

Reasons

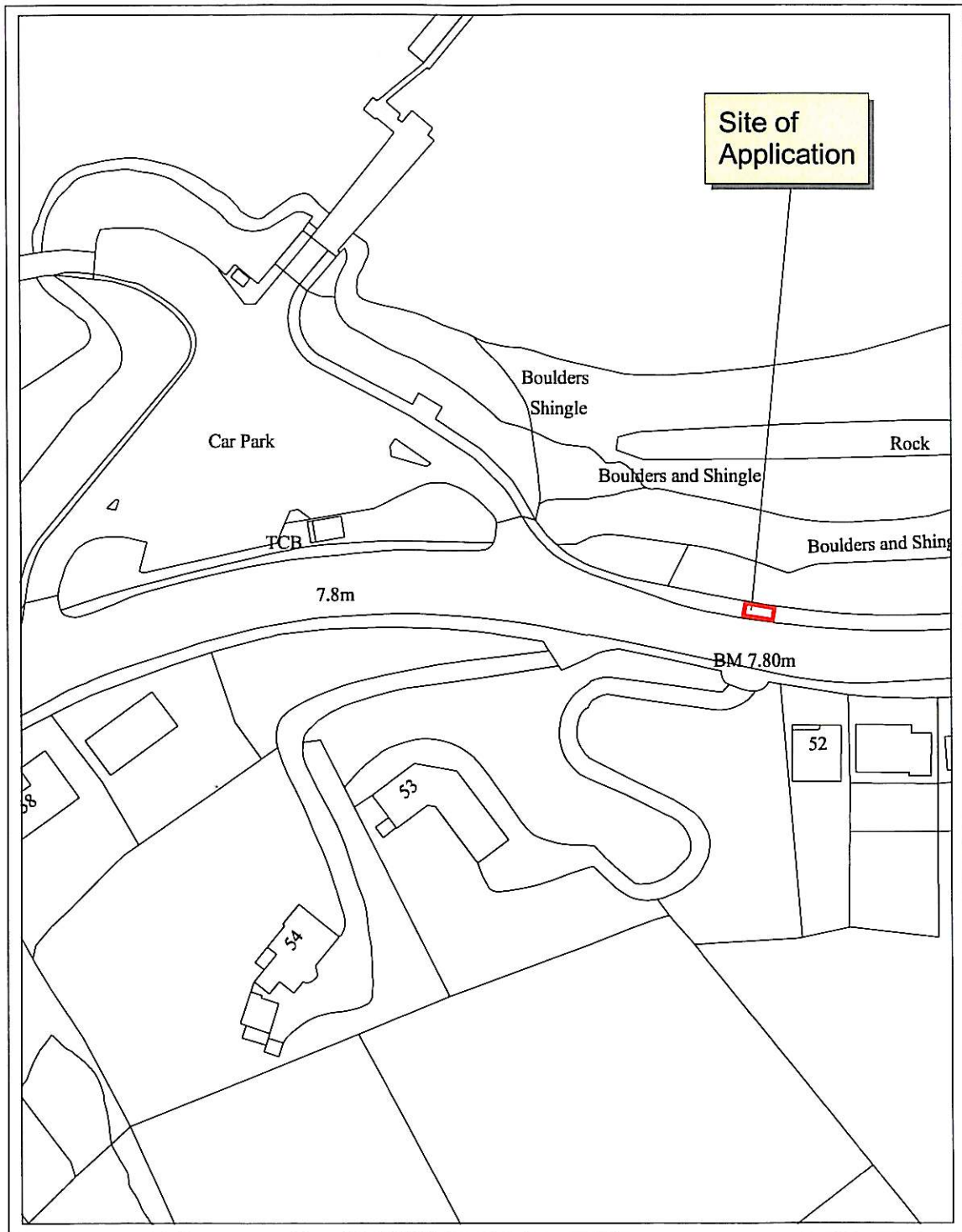
1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2&3. To minimise the visual effect on the locality and to ensure reinstatement works are of a satisfactory standard.
- 4&5. To minimise visual intrusion within the Cloch Road streetscape.

Stuart Jamieson
Head of Regeneration and Planning

Background Papers

1. Application Form

2. Application Plans
3. Supporting Documentation
4. Inverclyde Local Plan
5. SPP
6. PAN 62
7. Consultation Response
8. Letters of Objection



Drawing No. 10/0325/IC McInroys Point, Gourock

Drawn by: JML

Date: 09:11:10

