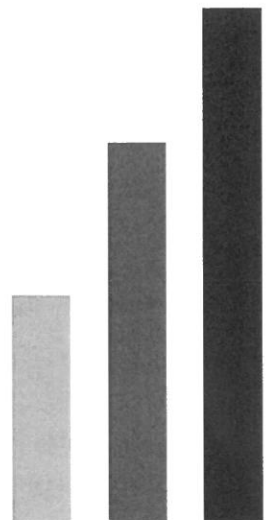


# Agenda 2015

# Planning Board

For meeting on:

7	January	2015
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Ref: RMcG/AI

Date: 12 December 2014

**A meeting of the Planning Board will be held on Wednesday 7 January 2015 at 3pm within the Municipal Buildings, Greenock.**

GERARD MALONE  
Head of Legal & Property Services

## **BUSINESS**

1. **Apologies, Substitutions and Declarations of Interest**
2. **Planning Application**

Report by Head of Regeneration & Planning on application by Mr R Lynch for erection of replacement antenna to garage (in retrospect) at 21 Carnoustie Avenue, Gourrock (14/0375/IC)

Enquiries to - **Rona McGhee** - Tel 01475 712113



Report To: The Planning Board

Date: 7<sup>th</sup> January 2015

Report By: Head of Regeneration and Planning

Report No: 14/0375/IC  
Plan01/15

Local Application  
Development

Contact Officer: Guy Phillips

Contact No: 01475 712422

Subject: Erection of replacement antenna to garage (in retrospect) at  
21 Carnoustie Avenue, Gourock

## SITE DESCRIPTION

21 Carnoustie Avenue, Gourock is at the western end of a two storey terrace of six houses on the south side of the street. Its rear garden rises steeply to meet a rear access lane that curves north-east from a hammerhead at the end of Rosemount Place. In common with the other houses in the terrace, there is a flat roofed single garage with underbuilding in the rear garden. All of the garages take access from the access lane. The rear garage is overlooked from the side by the adjacent house on Rosemount Terrace and from a higher level by other houses opposite on that street.



## PROPOSAL

Planning permission in retrospect is sought for an approximately 7.26m high aluminium aerial affixed to the rear garage and secured by three guy-lines. The aerial has four, approximately 1.5m long, antennae fixed parallel to the central pole and approximately 1m above the garage roof. Two further 1.5m wide antennae form a cross at right-angles to the foot of the aerial, positioned immediately above the garage roof.

The applicant has confirmed that the aerial replaces one of similar height; the aerial was in place for eight years without the benefit of planning permission. It differed only in that it did not have the attached antennae.

Included with the planning application is a statement explaining that the installation is utilised as an amateur radio station for the education and training of young people working towards their Duke of Edinburgh Gold award and for the training of scouts and guides.

## **LOCAL DEVELOPMENT PLAN POLICIES**

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

## **CONSULTATIONS**

**Head of Safer and Inclusive Communities** - No objections.

## **PUBLICITY**

The proposal did not require advertisement.

## **SITE NOTICES**

The proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

Two written representations have been received from a total of six signatories.

The objectors are concerned that:

- the aerial is high, introduces a dominant and unexpected feature into the outlook from houses opposite on Rosemount Place and is not in keeping with the character and amenity of the area.
- there is a greater array of antennae on the aerial than the one previously in situ for eight years with a corresponding adverse impact upon landscape.
- light wind causes the aerial to sway and sunlight reflection causes glare.
- emissions from the aerial may be harmful to health and the environment.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Development Plan, the consultation response and the written representations.

Policy RES1 of the Local Development Plan seeks to safeguard residential amenity and character and requires a range of criteria to be met. The relevant criterion in this instance is (a) compatibility with the character and amenity of the area.

Impact upon residential amenity and character arises from views of the aerial from the public domain in Carnoustie Avenue and Rosemount Place and from houses in those streets. The setback position and screening provided by houses reduces the visual impact of the aerial from Carnoustie Avenue to a level which I do not consider to be unacceptable.



There is a greater impact on outlook from Rosemount Place where the aerial is nearer to the public domain and houses, and from which it is viewed against the outlook towards the Clyde estuary and Argyll hills. The aerial is a tall and slender structure and is similar in scale to one which occupied the same position for approximately eight years without recorded complaint to my Service (albeit that it was erected without the benefit of planning permission).



While the aerial and attached antennae are of functional appearance and do have an impact upon the outlook from the public domain, the greatest impacts are on views from houses in Rosemount Place and over private garden ground toward the Clyde. Planning considerations do not extend to protecting private views. Looking at the impact on wider amenity, I note that it is more slender than

although taller than the nearby street light. Oxidisation shall quickly dull the silver finish and eradicate glare. The fact that the aerial may sway in the wind is not, I consider, a justification for refusing planning permission, and overall I do not consider the character and amenity of the area to be impacted to a level which justifies refusal of planning permission. Accordingly, I consider the proposal to have an acceptable impact on residential amenity and character and to meet criterion (a) of Local Development Plan policy RES1.

Moving on to consider other issues identified by objectors, the Head of Safer and Inclusive Communities, in raising no objections to planning permission being granted, has advised that radio waves belong to the category of non-ionising radiation (NIR). This is the term given to the part of the electromagnetic spectrum where there is insufficient quantum energy to cause ionisations in living matter. I am advised that substantial research over years has revealed no convincing evidence that RF field exposures below guideline levels cause health effects in adults or children. These "guideline levels" are those of the International Commission on Non-Ionizing Radiation Protection, which already form the basis of public health protection in the UK and in many other countries.

Overall, I consider that the proposal merits support.

## **RECOMMENDATION**

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form and plans.
2. Inverclyde Local Development Plan.
3. Consultation replies.
4. Letters of representation.



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PLANNING BOARD**

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Councillor Wilson	1
Provost Moran	1
Councillor Campbell-Sturgess	1
Councillor Brooks	1
Councillor Jones	1
Councillor McIlwee	1
Councillor Loughran	1
Councillor Dorrian	1
Councillor Nelson	1
Councillor Rebecchi	1

All other Members (for information only) 9

**Officers:**

Chief Executive	1
Corporate Communications & Public Affairs	1
Corporate Director Community Health & Care Partnership	1
Corporate Director Environment, Regeneration & Resources	1
Head of Regeneration & Planning	1
Head of Environmental & Commercial Services	1
Head of Legal & Property Services	1
Legal Services Manager (Procurement/Conveyancing)	1
R McGhee, Legal & Property Services	1
N McLaren, Planning	1
M Higginbotham, Transportation and Roads	1
File Copy	1

**TOTAL 32**

**AGENDAS AND ALL NON-CONFIDENTIAL PAPERS TO:**

Community Councils 10

**TOTAL 42**