

**Planning Permission 11/03804/FUL
at
Telecomms Apparatus 7 Metres West Of 1
East Preston Street
Edinburgh**

**Development Management Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 11/03804/FUL, submitted by BT Openreach. The application is for: **Installation of 1 no. BT DSLAM cabinet measuring 1408mm (H) x 750mm (W) x 407 (D). The cabinet installation will facilitate Super Fibre Access (SFFA) in the local area.**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The application site is on the public footpath on the south side of East Preston Street, at its junction with Newington Road. It is located against a stone elevation at the rear of the footpath. Directly opposite the site is a lamppost, street signage and an existing telecommunications cabinet.

This property is located within the Southside Conservation Area.

Site History

There is no relevant planning history for this site.

Pre-Application Process

Pre-application advice was given regarding the principle of the application.

Description Of The Proposal

It is proposed to install a freestanding dark green telecommunications equipment cabinet, 0.8 metres wide by 0.45 metres deep by 1.3 metres high. The cabinet is required as part of an upgrade to provide high speed broadband services to residents and businesses in the area. It will be connected to the existing telecommunications apparatus including the underground junction box.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

ASSESSMENT

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

- (a) the proposal will adversely affect the character and appearance of the conservation area,
- (b) the proposal will adversely affect the setting of the listed building; and
- (c) the proposal has implications for road safety.

a) South Side Conservation Area Character Statement

The buildings of the South Side are predominantly tenemental, with examples of Georgian and Victorian architecture in the Scottish style. Wallhead gables once common in many Scottish cities, are a particular feature of many buildings. The development of the area started in the late eighteenth century, although several villas predate this, with the construction of George Square, laid out as a spacious speculative housing development by James Brown in 1766. The expansion of the South Side continued into the nineteenth century with the construction of late Georgian squares (such as St Patrick Square and

Hill Square); subsequent development resulted in a high density mix of flats, shops, pubs, schools and churches. The University of Edinburgh occupies much of the northern part of the conservation area with several significant buildings (e.g. Medical School and McEwan Hall) as well as more recent, and less sympathetic, academic buildings.

There are a number of existing items of street furniture in the vicinity of the proposed telecommunications cabinet including lampposts, signs and another telecommunications cabinet.

The cabinet is set against a wall to the rear of the footpath. When viewed against this background, the cabinet will have minimal visual impact.

The introduction of an additional cabinet at this location will not adversely affect the character and appearance of the conservation area.

b) The adjacent buildings at 1-5 Newington Road and 1-3 East Preston Street, (LB reference: 29405, listed: 14.12.1970), are category B listed. Although set against the elevation of the building, the scale and location of the development ensures that the overall impact on the listed building has been minimised.

The setting of the listed building will be maintained.

c) The development has been located within an existing in shot, to the rear of the footpath. It is not considered that the proposal will have any affect on the safety of road users.

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidance, preserves the character and appearance of the conservation area, does not affect the setting of the listed building and would not prejudice road/public safety. There are no material considerations which outweigh this conclusion.

As the proposal does not involve the erection of a telecommunications mast or antenna, an ICNIRP declaration is not required.

As the Council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application.

REASON FOR DECISION

The proposal complies with the development plan, relevant non-statutory guidelines and there is no significant impact on the setting of the listed building or character or appearance of the conservation area. The safety of road users will be maintained.

John Bury
Head of Planning & Building Standards

Contact/tel	Ross Middleton on 0131 529 6127
Ward affected	A15 - Southside/Newington
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	7 February 2012
Drawing numbers/ Scheme	01 - 04 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Paul Devaney on 0131 529 3911 or email Paul.Devaney@edinburgh.gov.uk

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Appendix A



Application Type Planning Permission
Application Address: Telecomms Apparatus 7 Metres West Of 1
East Preston Street
Edinburgh

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 17th February and attracted no letters of representation.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is identified as being an urban area located within Southside Conservation Area as defined by the Edinburgh City Local Plan

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Inf 5 (Telecommunications) sets criteria for assessing telecommunication developments.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on "RADIO TELECOMMUNICATIONS" 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

Other Relevant policy guidance

The South Side Conservation Area Character Appraisal emphasises the harmonious scale, massing and materials and the significance of key institutional buildings within the area.

Appendix B



Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

Conditions:-

1. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within 3 months from that date.

Reasons:-

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

Infomatives

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.

End

Appendix C

Application Type Planning Permission

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Location Plan

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