

# Development Management Sub Committee

Wednesday 23 September 2020

**Application for Planning Permission 20/02337/FUL  
at Telecoms Apparatus 27 Metres North West of 55 Mayfield  
Road, Edinburgh.**

**Proposed telecommunications installation: Proposed 20m  
Phase 8 Monopole C/W wrapround Cabinet at base and  
associated ancillary works (as amended in location and  
reduced to 15m in height.**

Item number

Report number

Wards

B15 - Southside/Newington

## Summary

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The proposal, as amended, has an acceptable impact on the character and appearance of the conservation area. It does not have a significant or unacceptable impact upon neighbouring amenity and no adverse effect upon pedestrian movement. It complies with relevant local plan policies. No other considerations outweigh this conclusion.

## Links

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[Policies and guidance for  
this application](#)

LEN06, LDES04, NSLBCA,

# 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 linear section of pavement backing onto a railing which encloses a small single storey commercial premises and front yard (behind a section of hedge).

The site lies opposite Mentone Terrace, which has a four storey tenement at its junction with Mayfield Road. However, the dominant built form is lower: a mix of single storey commercial and two storey residential. The adjacent garden ground to the north west has a group of well established trees within a private garden.

The only building of greater height lies well to the south, at the junction of Mayfield Road and West Savile Terrace, where there is a five storey tenement. This application site is located within the Grange Conservation Area.

### 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 proposes a 15-metre-high mast and associated ground cabinets on an area of pavement.

The application was amended from a higher (20 metre) mast, sited slightly further north.

### 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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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 is appropriate to the existing streetscape;
- b) the proposal is appropriate to the character and appearance of the conservation area;
- c) the proposal preserves neighbouring amenity;
- d) the proposal impacts on pedestrian movement and
- e) comments are addressed.

#### a) Streetscape

LDP Policy Des 4 (Development Design - Impact on Setting) considers the impact of development on setting and local streetscape.

Scottish Planning Policy 2014 states that the planning system should 'support: development which helps deliver the Scottish Government's commitment to world-class digital connectivity' and 'infrastructure provision which is sited and designed to keep environmental impacts to a minimum'.

The location of the proposal has been amended, moving the structure southward. This, in conjunction with a height reduction of 5 metres, would reduce its visibility considerably when viewed from Mentone Terrace. Given the height of trees to the north, west and south-west, the structure would be screened effectively from those directions, at least for part of the year. The proposal would remain visible from Mayfield Road itself, but in its immediate context it would fit into a streetscape of mixed heights and character. Although the height of the monopole would exceed the height of nearby buildings, its narrow width mitigates its visual impact considerably, and its backdrop, being that of a small industrial yard, would also assist in mitigating the effect of the functional appearance of the mast.

The ancillary equipment is low level and would have a minimal and acceptable impact on the streetscape.

The proposal complies with LDP Policy Des 4.

#### b) Impact on the Conservation Area

LDP Policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted where it preserves or enhances the special character and appearance of the conservation area and which is consistent with the relevant character appraisal.

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The site is in a peripheral part of the conservation area, being on a main road, and the character here is somewhat different from other parts of the conservation area. Although the structure is higher than buildings in the immediate vicinity, its amended location and narrow form means that there would be minimal visual impact upon the surrounding conservation area. As seen from the north west and south-west, the structure would be partially screened by trees on neighbouring sites for at least part of the year.

The proposal complies with LDP Policy Env 6.

#### c) Impact on Neighbours

In terms of daylight, the monopole is too narrow to have any significant impact on daylight enjoyed by neighbouring residents.

Although the structure will be visible from a number of residential properties, its impact will not have a material effect on outlook.

#### d) Impact on Pavement

The pavement width is adequate, and the equipment would not have any adverse impact upon pedestrian movement.

#### e) Public Comments

65 objections were received. Reasons for objection were:

#### **Material Comments**

- excessive height/ visibility - addressed in 3.3 a) and b)
- poor siting - addressed in 3.3 a) and b)
- inappropriate in a conservation area - addressed in 3.3 b)

## **Non-Material Comments**

- no drawings show relationship to tenement - sufficient drawings are submitted to allow assessment of the proposal
- health concerns - this is not a material planning consideration.

## Conclusion

The proposal, as amended, would have an acceptable impact on the character and appearance of the conservation area. It would not have an unacceptable impact upon neighbouring amenity and no adverse effect on pedestrian movement. The proposal is acceptable and complies with relevant local development plan policies. No other considerations outweigh this conclusion.

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

## **3.4 Conditions/reasons/informatives**

### **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:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **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**

The application was advertised on 3 July 2020.

65 objections were received. These are assessed in section 3.3 e) of the assessment.

## **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

The proposal is situated within the Grange Conservation Area.

### Date registered

11 June 2020

### Drawing numbers/Scheme

1a to 6a,

Scheme 2

## 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 Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

# Appendix 1

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## Consultations

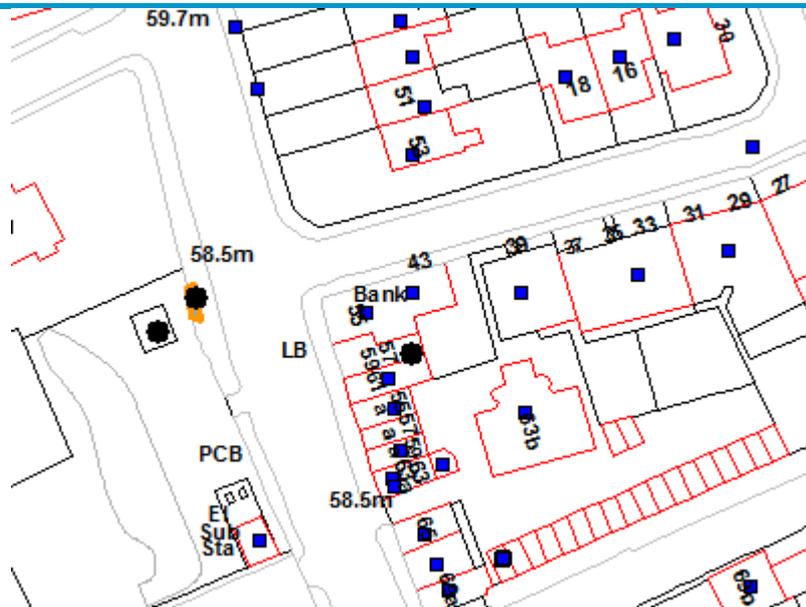
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### Roads Authority

No objections

## Location Plan

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