

**Planning Permission 11/02471/FUL  
at  
Proposed Telecommunications Cabinet 10 Metres  
East Of  
10 Gayfield Street  
Edinburgh**

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

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**1 Purpose of report**

To consider application 11/02471/FUL, submitted by Openreach. The application is for: **1 x DSLAM telecommunications broadband cabinet (1408mm x 750mm x 407mm).**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The application site is at the rear of the pavement on the south side of Gayfield Street.

The site is located adjacent to two existing cabinets and an under ground junction box. There is also a lamp post adjacent to the site.

This property is located within the New Town 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 development.

## **Description Of The Proposal**

It is proposed to install a freestanding green coloured telecommunications equipment cabinet. It would measure 0.75 metres wide by 0.407 metres deep by 1.408 metres high. The cabinet is required as part of an upgrade that will be used to provide high speed broadband services to residents and businesses in the area. The cabinet requires to be connected to the existing telecommunications apparatus including the underground junction box.

## **Supporting Information**

The applicant has provided a supporting statement which covers the following issues:

- site details;
- planning legislation;
- pre-application consultation;
- site selection;
- equipment proposed;
- design and access; and
- additional information.

This document is available to view on the Planning and Building Standards Portal.

### 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 proposals will adversely affect the character and appearance of the conservation area; and
- (b) the proposal has implications for road safety.

(a) The New Town Conservation Area Character Appraisal in describing the streetscape states *"Edinburgh has a tradition of robust and well designed street furniture: for instance the cast iron police boxes and road lamps designed by the City Architect, E J MacRae, in the 1930s to complement Edinburgh's classical architecture. Where these items occur, they make an important contribution to the quality of the area.*

*They can also provide a pattern for new furniture.*

*Unfortunately, there is a plethora of street signs, guard rails, parking meters and road markings that visually detract from the elegant layout of the conservation area.*

*Further clutter such as cable TV equipment boxes, TV aerials and alarm boxes add to the detracting of the classical layout."*

Whilst telecommunications cabinets have been highlighted as street furniture that are seen to detract from the character and appearance of the streetscape, they are nevertheless a vital component in telecommunications operations and careful consideration to how they fit in with the surrounding streetscape is required.

The immediate area has items of street furniture and the proposed cabinet is at the rear of a footpath against a stone wall and is a minor addition to the streetscape. It is considered appropriate to attach a condition to require the proposed cabinet to be painted black to match the existing cabinets to ensure it will be in keeping with its surroundings. The proposals will not adversely affect the character and appearance of the conservation area or World Heritage Site.

Whilst the proposal falls within an area designated as a Historic Garden/Designed Landscape, there are no gardens within the immediate area that will be affected by the proposals.

(b) Transport Planning has no objections to the proposal.

There are no implications for road safety.

In conclusion the proposal complies with the development plan and the relevant non-statutory guidance, preserves the character and appearance of the conservation area and would not prejudice road 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 proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on the character and appearance of the conservation area or road safety.

**John Bury**  
Head of Planning

<b>Contact/tel</b>	Ruth Bradford on 0131 529 3464
<b>Ward affected</b>	A11 - City Centre
<b>Local Plan</b>	Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	New Town Conservation Area
<b>Date registered</b>	28 July 2011
<b>Drawing numbers/ Scheme</b>	1, 2, 3 Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517.  
Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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:** Proposed Telecommunications Cabinet 10 Metres East Of  
10 Gayfield Street  
Edinburgh

**Proposal:** 1 x DSLAM telecommunications broadband cabinet (1408mm x  
750mm x 407mm).

**Reference No:** 11/02471/FUL

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### Consultations, Representations and Planning Policy

#### Consultations

#### Transport Planning (Development Control)

*No objections to the application.*

#### Representations

The application was advertised on 12 August 2011. No representations were received.

***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 located within New Town Conservation Area covered by the Edinburgh City Local Plan.

### **Relevant Policies:**

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

### **Relevant policies of the Edinburgh City Local Plan.**

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

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

### **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

## Appendix B

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### Conditions/Reasons associated with the Recommendation

#### Recommendation

It is recommended that this application be **GRANTED** subject to the conditions 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.
2. The exterior of the cabinet shall be black or painted black to match existing cabinets in the surrounding area to the satisfaction of the Head of Planning within 3 months of the date of operation.

#### Reasons

1. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
2. In order to safeguard the character of the conservation area.

### 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.

**End**



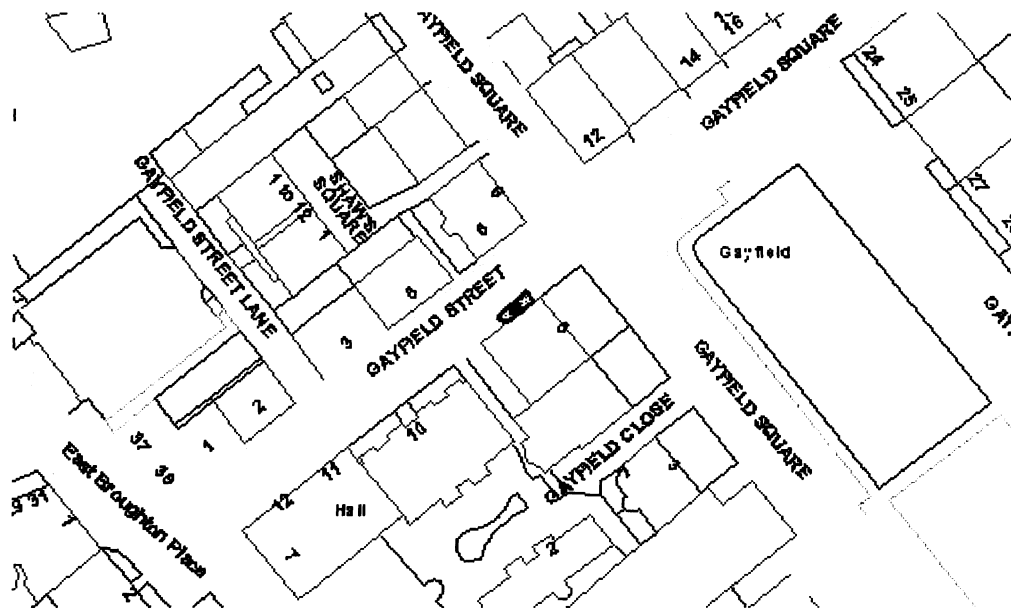
## Appendix C



**Application Type** Planning Permission

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### Location Plan

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