

**Planning Permission 11/02473/FUL
at
Proposed Telecommunications Cabinet 2 Metres
North Of
36 Howard Place
Edinburgh**

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

1 Purpose of report

To consider application 11/02473/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 Eildon Street.

The site is located close to an existing cabinet and an under ground junction box. There is also an existing signpost adjacent to the site.

This property is located within the Inverleith 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 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.

The applicant has provided a supporting statement which 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) Inverleith Conservation Area Character Statement

Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements

of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans.

The proposed telecommunications cabinet is to be located in close proximity to an existing telecommunications cabinet on Eildon Street. The immediate area has items of street furniture and the proposed cabinet is set against the rear of a footpath against a stone wall. Whilst there are some items of street furniture in the vicinity, the cabinet is a minor addition. The proposed green colour is not obtrusive and in this context will be in keeping with existing cabinets in the surrounding area.

The proposals will not adversely affect the character and appearance of the conservation area.

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

There are no implications for road or public safety.

In conclusion the proposal complies with the development plan and the relevant non-statutory guidance, preserves the character of the conservation area 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 character or appearance of the conservation area or road safety.

John Bury
Head of Planning

Contact/tel	Ross Middleton on 0131 529 6127
Ward affected	A05 - Inverleith
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	28 July 2011
Drawing numbers/ Scheme	01 - 04

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.

If you require further information about this application you should contact the following Principal Planner, Paul Devaney on 0131 529 3519.
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: Proposed Telecommunications Cabinet 2 Metres North Of
36 Howard Place
Edinburgh

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

Reference No: 11/02473/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning

I have no objections.

Representations

The application was advertised on 12th August 2011 and attracted one letter of representation. The objection, although raising a material planning consideration, is not relevant as the proposed cabinet is not located in close proximity to any basement windows. The proposal, much like the objectors recommendation, is located on Eildon Street.

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 proposal site is located in an Urban Area and within Inverleith Conservation Area, as designated within the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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.

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

Appendix B

Application Type Planning Permission
Application Address: Proposed Telecommunications Cabinet 2 Metres North Of
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Reference No: 11/02473/FUL

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.

Reasons

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

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.

End

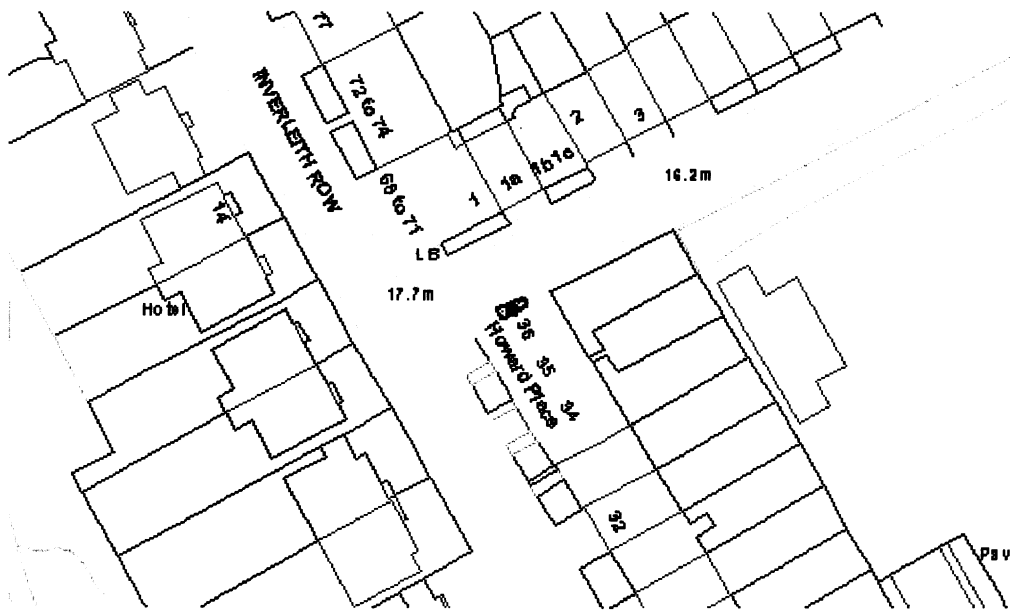
Appendix C



Application Type Planning Permission

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

Reference No: 11/02473/FUL



Location Plan

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