

**Planning Permission 11/02482/FUL
at
Proposed Telecommunications Cabinet 60 Metres
South East Of
21 St John Street
Edinburgh**

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

1 Purpose of report

To consider application 11/02482/FUL, submitted by Openreach. The application is for: **1x 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 an area of public footpath on the north-east side of St John Street. It is located against a black painted iron railing fence on top of a low stone wall. It is approximately two metres north-west of an existing parking meter and lamppost. An existing telecommunications cabinet is located to the south-east of the proposed cabinet at the roadside.

This property is located within the Old Town Conservation Area.

Site History

No site history recorded.

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

It is proposed to install a freestanding green coloured telecommunications cabinet at the rear of the public footpath against the iron railing fence. The cabinet is 750mm wide by 407mm deep by 1408mm 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 cabinet located to the south-east of it (applicant's reference PCP 016) and an 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 adversely affects the character and appearance of the conservation area; and
- b) the proposal has implications for road/public safety.

a) The Old Town Conservation Area Character Appraisal identifies that certain items of street furniture *“such as traditional lamp standards, red phone boxes and Edinburgh Police boxes make a significant contribution to the architectural character of the Conservation Area. The variety and number of statues, carved stones and sculptures also add to the individual historic and architectural character of the area.”*

It also advises under enhancement opportunities for the public realm that *“Any strategy should consider and analyse the existing features and spaces of value and consider opportunities to improve their quality and nature. The different character of the spaces needs to be clearly defined, and guidance developed for the maintenance of planting, hard materials and the design of any additional street furniture within that defined character.”*

There are a number of existing items of street furniture in the vicinity of the proposed telecommunications cabinet including a lamppost, parking meter and a telecommunications cabinet.

The cabinet is located against a vertical railing fence at 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) Transport Planning has been consulted and has no objections to the proposal.

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/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 and non-statutory guidance.

John Bury
Head of Planning

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Central Area
Date registered	28 July 2011
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 Control Portal: 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.

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 60 Metres South East
Of
21 St John Street
Edinburgh
Proposal: 1x DSLAM telecommunications broadband cabinet, 1408mm x
750mm x 407mm.
Reference No: 11/02482/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning

No objections.

Representations

The application was advertised on 12 August 2011. No letters of representation have been 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 the Central Area in the Edinburgh City Local Plan.

It is located in the Old Town Conservation Area and World Heritage Site.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Ca 1 (Central Area) sets criteria for assessing development in the Central Area.

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 Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community

Appendix B



Application Type: Planning Permission
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Of
21 St John Street
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Proposal: 1x DSLAM telecommunications broadband cabinet, 1408mm x 750mm x 407mm.

Reference No: 11/02482/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 the equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within three months from that date.

Reasons

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

End

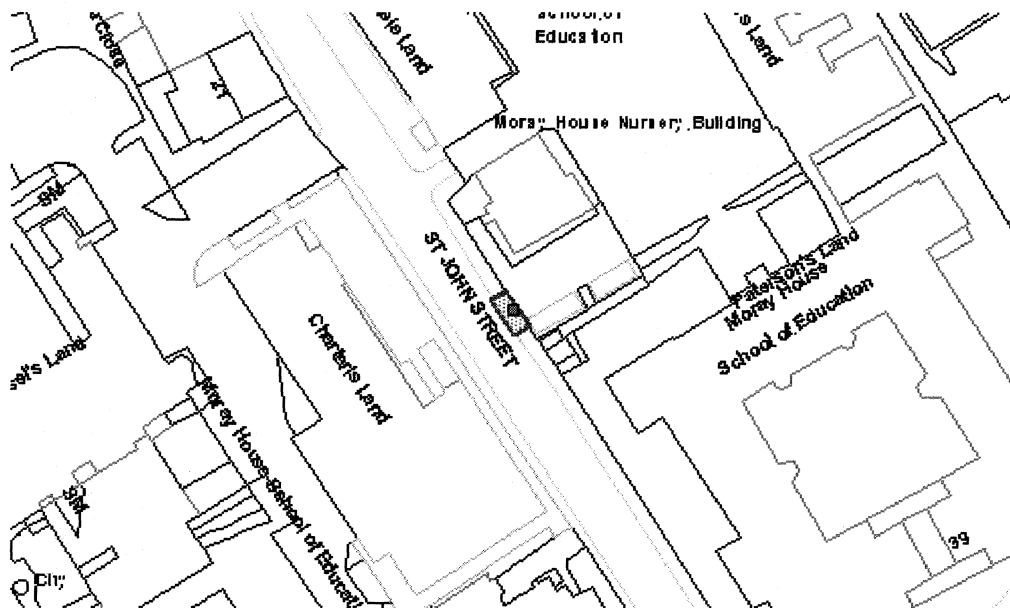
Appendix C



Application Type Planning Permission

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

Reference No: 11/02482/FUL



Location Plan

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