

Planning Permission 11/02989/FUL
at
Telecomms Apparatus 16 Metres Southwest Of
2 Coates Gardens
Edinburgh

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 11/02989/FUL, submitted by BT Openreach. The application is for: **Installation of 1 no. BT DSLAM cabinet measuring 1408mm (H) x 750mm (W) x 407mm (D).**

It is recommended that this application be **GRANTED**.

2 The Site and the Proposal

Site description

The site is a pavement on the east side of Coates Gardens adjacent to a 'B' listed terrace of traditional stone built houses. The site is near the junction with Haymarket Terrace which has a shop premises on the corner. The site is close to iron railings which delineate the garden area of shop premises which fronts onto Haymarket Terrace. The pavement width is approximately 3 metres at this point.

The site lies within the World Heritage 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

There is no pre-application process history.

Description Of The Proposal

The proposal is to install a freestanding dark green coloured telecommunications equipment cabinet measuring 1.408 metres wide by 0.75 metres high by 0.407 metres deep. 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 principle of the proposal is acceptable;
- b) the proposal adversely affects the character or appearance of the New Town Conservation Area, adjacent listed buildings or the inherent qualities of the World Heritage Site;
- c) the amenity of neighbours will be adversely affected; and
- d) the proposal adversely affects road safety.

a) The proposal will facilitate the upgrade of internet access within the local area and as such is supported in principle.

(b) The New Town Conservation Area Character Appraisal in describing the streetscape states "*The essential character of this section of the New Town Conservation Area is a designed relationship of stone buildings, pavements and setted roads which give a disciplined unity and cohesion to the conservation area*".

The immediate area has items of street furniture and the proposed cabinet is set to the rear of a footpath against a set of railings. The green coloured cabinet is a minor addition and will be in keeping with its surroundings. The proposals will not adversely affect the character or appearance of the conservation area or World Heritage Site. There will be no adverse impact on adjacent listed buildings.

As the anticipated lifespan of the cabinet is approximately 20 years, a condition requiring its removal should its use no longer be required is recommended.

c) The proposal is not located outside the main windows of a residential property and no outlook will be affected. The proposal will not reduce daylight, sunlight or privacy of neighbours. Residential amenity will not be affected by the proposal.

(d) 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 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 proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on character or road safety.

John Bury
Head of Planning

Contact/tel	David McFarlane on 0131 529 3512
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Conservation Area
Date registered	14 September 2011
Overall Expiry Date	14.10.2011
Drawing numbers/ Scheme	1-3 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.

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 a presentation of this application 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 16 Metres Southwest Of
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Edinburgh

Proposal: Installation of 1 no. BT DSLAM cabinet measuring 1408mm (H)
x 750mm (W) x 407mm (D).
Reference No: 11/02989/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning (Development Control)

No objections

Representations

The proposal was advertised on 23.09.2011 and 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 proposal lies within the urban area on the Edinburgh City Local Plan. It also lies within the World Heritage site, the New Town Conservation area and a Historic Garden/Designed Landscape Inventory Site.

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 Des 3 (Development Design) sets criteria for assessing development design.

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

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 Env 7 (Historic Gardens & Designed Landscapes) establishes a presumption against development that would be detrimental to Historic Gardens and Designed Landscapes.

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

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

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

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Appendix B



Application Type Planning Permission
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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.

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.

End

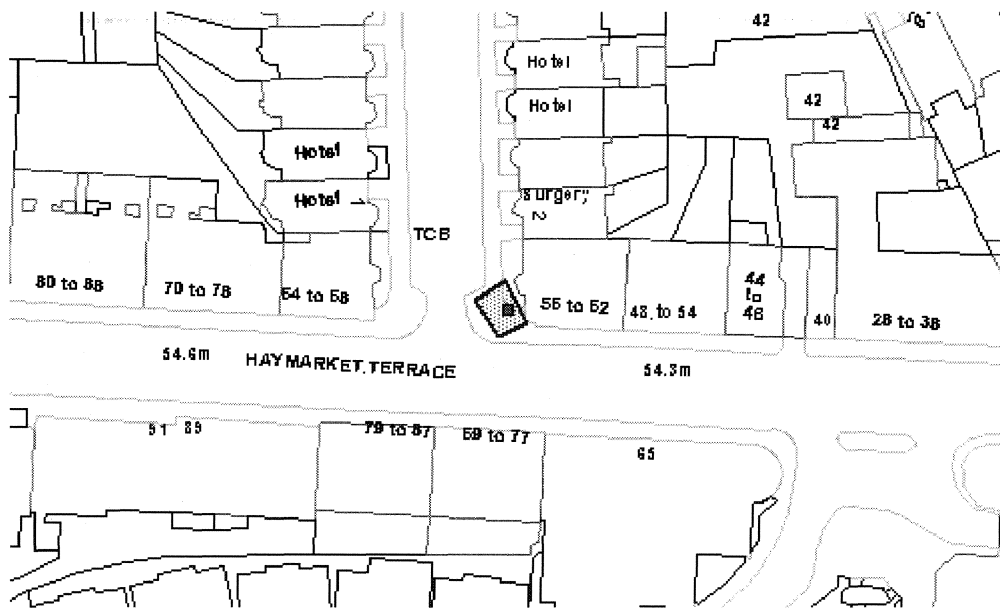
Appendix C



Application Type Planning Permission

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Location Plan

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