

**Planning Permission 12/03120/FUL
at
Telecomms Apparatus 12 Metres North Of 1
Rosefield Avenue
Edinburgh**

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

1 Purpose of report

To consider application 12/03120/FUL, submitted by Openreach. The application is for: **Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm.**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The application site is to the rear of a public footpath on Rosefield Avenue approximately 5m southwest of the junction with Portobello High Street. The proposed cabinet is set against a hedge of approximately 1.5m in height. The width of the footpath at this location is approximately 2.96m and an existing telecommunications box, PCP number 032, is located approximately 5.6m to the east.

This property is located within the Portobello Conservation Area.

Site History

None.

Pre-Application Process

Pre-application discussions were undertaken.

Description Of The Proposal

It is proposed to install a freestanding green coloured telecommunications cabinet 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 existing telecommunications apparatus including 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 will adversely affect the character or appearance of the conservation area; and
 - b) the proposal has implications for road/public safety.
-
- a) *The Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials.*

The proposed cabinet will be approximately 5.6m from an existing telecommunications box and will be set against a hedge of approximately 1.5m in height. In the context of its surroundings the proposed cabinet will not constitute an incongruous feature and will therefore not adversely affect the character or appearance of the conservation area.

- b) Transport Planning has been consulted and has no objections to the proposal. There are no implications for pedestrian or road safety.

In conclusion, the proposal complies with the development plan and relevant non-statutory guidelines. The proposal 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 an electronic communications antenna there is no requirement for the developer to make a declaration under the provisions of the radio frequency public exposure guidelines of the International Commission on Non-ionising Radiation Protection [ICNIRP].

As the Council is the land owner, it has an interest in the application and a Committee decision is required.

It is recommended that the Committee approves this application subject to a condition on the removal of the cabinet should it become obsolete.

REASON FOR DECISION

The proposal complies with the development plan and relevant non-statutory guidelines. The proposal 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.

John Bury
Head of Planning & Building Standards

Contact/tel	Colin Bryans on 0131 529 4279
Ward affected	A17 - Portobello/Craigmillar
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	31 August 2012
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 Standards Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Paul Devaney, 0131 529 3911, 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: Telecomms Apparatus 12 Metres North Of 1
Rosefield Avenue
Edinburgh

Proposal: Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x
750mm x 407mm.

Reference No: 12/03120/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning

No objections.

Representations

The application was advertised on 14 September 2012 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 site is located in an urban area and within the Portobello Conservation Area, as designated by 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.

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 Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials

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

Appendix B



Application Type Planning Permission
Application Address: Telecomms Apparatus 12 Metres North Of 1
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Reference No: 12/03120/FUL

Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated 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:

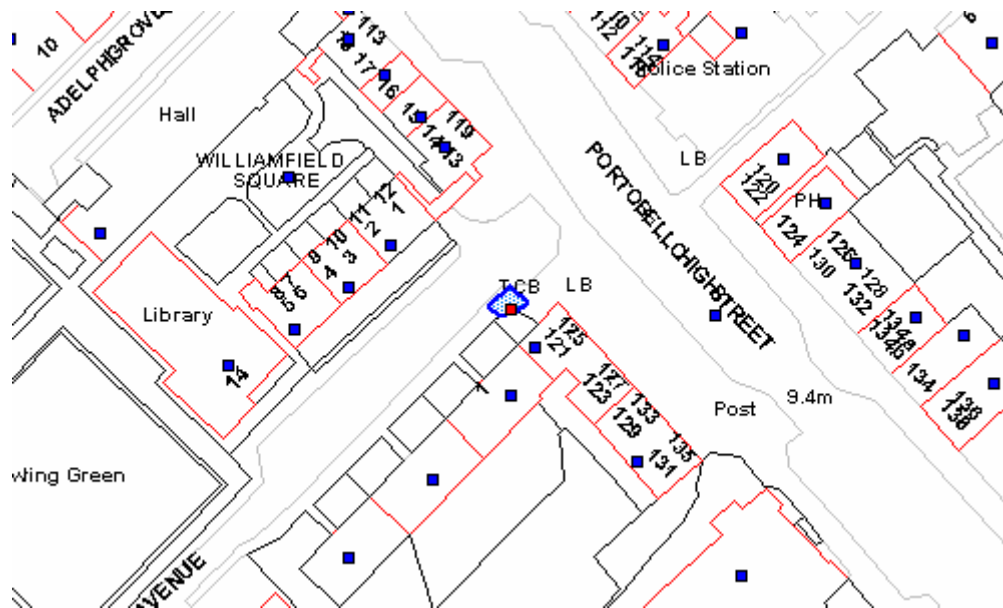
1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development 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.

Appendix C

Application Type Planning Permission

Proposal: Install 1 x DSLAM Telecoms Cabinet measuring 1408mm x 750mm x 407mm.

Reference No: 12/03120/FUL



Location Plan

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