

**Full Planning Application 05/02506/FUL
at
Fountainbridge
Edinburgh**

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

1 Purpose of report

To consider application 05/02506/FUL, submitted by BT Plc (Payphones).
The application is for: **Retain existing telephone kiosk and replace with a payphone and ATM within the same space**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is on the north side of Fountainbridge near the corner with Gardners Crescent. The existing payphone is located outside the existing telephone exchange, a category B listed building, on a wide area of pavement.

The surrounding uses are mainly commercial with some residential.

The payphone abutts the telephone exchange building and sits 7.9 metres from the road edge.

The site is not within a conservation area

Site history

There is no relevant planning history for the site.

Description of the Proposal

The proposal involves the replacement of an existing telephone kiosk with a payphone and ATM on the same site. The replacement telephone kiosk and ATM would include an ATM on one side and a telephone on the other side. Unlike the existing telephone kiosk the replacement has no transparent sides and the telephone and ATM facilities are accessed from the street.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- Do the proposals comply with the development plan?
- If the proposals do not 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 proposed use is suitable in this location,
- b) The proposal will have a detrimental effect on the appearance of the character of the area or the setting of the listed building; and
- c) If there will be any adverse effects on road and pedestrian safety.

a) The site is identified within a Mixed Activities Zone where the emphasis is placed on promoting an appropriate mix of activities which contribute to local character and vitality. Taking into account the mix of different commercial uses and its location it is not considered the kiosks will be out of place within the streetscene. As the site is located outwith a Conservation Area, has an existing telephone kiosk situated on it and will not affect the setting of the adjacent listed building it is considered to be suitable for the proposed kiosk.

b) The proposed kiosk's situation is in a relatively unobtrusive location. There is a number of modern commercial units within the surrounding area and other surrounding street furniture including, bus stops and street lighting within the area. Non Statutory Guidance on Automatic Teller Machines states that 'free standing mechanisms to accommodate ATMs will not be acceptable where they will impact on the historic environment'. At this particular location, it is not considered that the kiosk will have any adverse effects on the historic environment. The kiosk is located on a wide area of the footway, 7.9 metres, and the existing kiosk is located back from the edge of the pavement edge occupying the same footprint as the proposed phone and ATM kiosk. The phone is already an established part of the street scene. It is considered the proposal will not have an adverse effect on the character and appearance of the area or the setting of the adjacent listed building.

c) Transportation has no objections to the application in terms of pedestrian flow or safety.

It is recommended that the Committee approves this application subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	30 - Dalry
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	27 July 2005
Drawing numbers/ Scheme	01-05, 07

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Fountainbridge
Edinburgh

Proposal: Retain existing telephone kiosk and replace with a payphone and ATM within the same space

Reference No: 05/02506/FUL

Consultations, Representations and Planning Policy

Consultations

Transportation

No objections to the application.

Representations

Neighbour Notification was carried out on the 12 July 2005. One letter of objection has been received from Tollcross Community Council. The main grounds are as follows:-

There are already a number of ATM's in the area.

The kiosks will be a target for crime.

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

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area zoned as Mixed activities Zone.

Relevant Policies:

Policy CD22 (STREETSCENE) sets out design and quality objectives for street furniture and paving.

Policy T10 (PEDESTRIAN ENVIRONMENT) sets out the Council's objectives for improving the pedestrian environment of the city centre and other main areas of pedestrian congregation

Non-statutory guidelines 'AUTOMATIC TELLER MACHINES' supplement local plan conservation and design policies, providing guidance on the siting and design of such machines.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The kiosk is coloured grey to the satisfaction of the Head of Planning and Strategy

Reasons

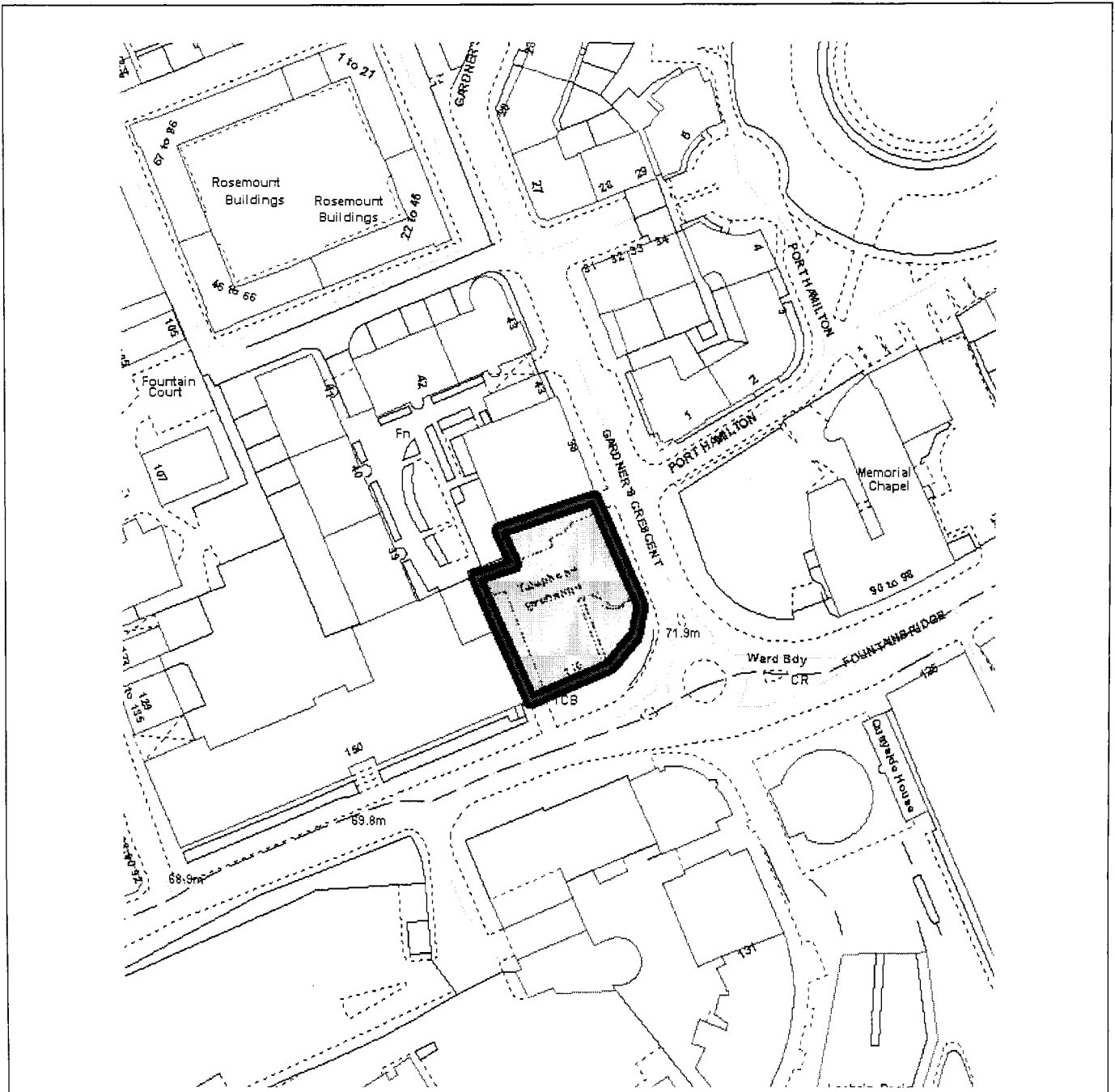
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard visual amenity.

INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

End



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PLANNING APPLICATION

Address	Fountainbridge, Edinburgh, ,		
Proposal	Retain existing telephone kiosk and replace with a payphone and ATM within the same space		
Application number:	05/02506/FUL	WARD	30- Dalry
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			