



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms E Dudziak Phone: 0141 287 6094

ITEM 1 (c)

4th June 2013

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	13/00561/DC	DATE VALID	14.03.2013
SITE ADDRESS	Site Adjacent To 25 Gallowgate Glasgow		
PROPOSAL	Installation of equipment cabinet		
APPLICANT	Openreach Rutland House 5 Allen Road Livingston EH54 6TQ	AGENT	Harlequin Group Per Robin Arscott, Rutland House 5 Allen Road LIVINGSTON EH54 6TQ
WARD NO(S)	09, Calton	COMMUNITY COUNCIL LISTED	02_121, Calton
CONSERVATION AREA	Central Area		
ADVERT TYPE		PUBLISHED	
CITY PLAN	Residential		

REPRESENTATIONS/CONSULTATIONS

No consultations were requested or required. No letters of representation were received.

Under the terms of the Scheme of Delegation, this application requires to be reported to the Planning Applications Committee as the site is in Council ownership.

SITE AND DESCRIPTION

The proposal site is located in Ward 09, Calton in an area designated as DEV 2 Residential in City Plan 2.

The applicant seeks consent for the installation of one green steel telecoms equipment cabinet measuring 1408 high×750mm width×407mm length. It is positioned on a concrete plinth.

BACKGROUND INFORMATION

Committee is advised that the proposed cabinet forms a wider part of the government's Digital Britain project. The cabinet will provide superfast broadband.

The proposed cabinet provides the surrounding properties that are currently connected to the telephone system by the existing PCP cabinet with a connection to the fibre optic cable spine and in that process new fibre optic cabling is currently being installed throughout the country. Although the cabinet will benefit the properties in the vicinity, the wider community as a whole will also benefit.

POLICIES

The Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 (adopted in December 2009). There are no policies of relevance to the assessment of the proposal in the Strategic Development Plan. In terms of City Plan 2, the site lies within a DEV 11 Development Policy Principle area.

The following City Plan 2 policies are considered relevant to the assessment of the application.

- DEV 2 - Residential and Supporting Uses
- IB8 - Telecommunications.

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

SPECIFIED MATTERS

A. Summary of the main issues raised where the following were submitted or carried out

i. An Environmental Statement

Not applicable to this application.

ii. An Appropriate Assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. A Design Statement or a Design and Access Statement

Not applicable to this application.

iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk flooding)

Not applicable to this application.

B. Summary of the terms of any Section 75 Planning agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions.

i. **with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable to this application

ii. 1. **Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable to this application.

2. **Restricting the grant of planning permission**

Not applicable to this application.

iii. 1. **Requiring the Council to consider imposing a condition specified by Scottish Ministers.**

Not applicable to this application.

2. **Requiring the Council not to grant planning permission with satisfying Scottish Ministers that the Council has considered the condition.**

Not applicable to this application.

ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Town and Country Planning (Scotland) Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The principal planning issues to be addressed with respect to this application are considered to be:-

1. Whether the proposal accords with the Development Plan.
2. Whether the material considerations have been addressed. This includes any consultation responses and/or representations received.

In respect of 1 above

The development plan comprises The Glasgow and Clyde Valley Strategic Development Plan 2012 and the Glasgow City Plan 2 (adopted December 2009). The Strategic Development Plan does not contain any specific policies relevant to the assessment of this application. Within the City Plan, the policies outlined above are considered to be relevant.

DEV 2 - Residential and Supporting Uses

The development site is within an area covered by Development Policy Principle DEV 2 - Residential and Supporting Uses. The policy sets out the criteria for considering development proposals affecting the City's main housing districts and supporting uses, such as local recreational facilities and areas of green/open space. The policy states that "the council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision".

Comment:- Policy DEV 2, in itself, does not preclude telecommunications development from residential areas. The proposal will improve the network of telecommunications within the locality would not impact the visual or residential amenity of the area. The proposal is therefore consistent with this development policy principle.

IB8 – Telecommunications

Telecommunication apparatus proposals should not result in a situation where the erection of a mast and cabins would be detrimental to pedestrian or traffic safety. Wherever possible, operators are encouraged to share masts, or sites such as rooftops. Mast sharing, however, can often lead to an increase in height and bulk of the mast, making it much more visibly intrusive. Mast sharing is unlikely to be acceptable within residential areas or adjacent to residential properties.

Comment: The cabinet would be dark green in colour and it is considered that the cabinet would represent an understated addition to the streetscape and consequently have a neutral impact on the visual amenity of the wider Glasgow Central Conservation Area. With regard to public and traffic safety, it is considered the proposal would have a negligible impact at this location, as a pavement width of 3.4 metres will remain unobstructed.

In respect of 2 above

No letters of objection were received.

Conclusion

In conclusion, the proposed development is considered to accord with the relevant policies of City Plan 2. The equipment cabinet will be located at the heel of the footway and a pavement width of 3.4 metres will remain unobstructed. It is not considered that the proposal would cause obstruction of the footway. As outlined, the cabinet would represent an understated addition to the streetscape. There are no other material considerations to consider which would outweigh the proposal's compliance with the development plan. It is therefore recommended that planning permission be granted, subject to undernoted conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):-

(Unnumbered location plan date stamped 14 MAR 2013,
Proposed Site Plan REV A,
ECI Cabinet drg)

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Equipment shall be removed within one month of it becoming unused.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

03. Equipment must be located so that a minimum clear footway width of 2m shall be maintained at all times at the locus.

Reason: In the interests of pedestrian safety.

04. Doors to the cabinets must be of a sliding nature or capable of opening fully through 180 degrees.

Reason: In the interests of pedestrian safety.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. Section 56 approval required for excavation of public road.

for Executive Director of Development and Regeneration Services

DC/EDZ/(H)
29/05/2013

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Glasgow City Council
 Development and Regeneration
 Development Management
 231 George Street,
 Glasgow G1 1RX
Executive Director: Richard Brown

Reference No. **13/00561/DC**
 Address: **Site Adjacent To 25 Gallowgate**

Scale: 1:1250

Indicative Site Location

Ward: **09**



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Location of Site
 (For details, refer to Report)