

## Item 8.4

24th September 2019

### REPORT OF HANDLING FOR APPLICATIC

<b>ADDRESS:</b>	Site Adjacent To Underground Station At Bu City Centre Glasgow
<b>PROPOSAL:</b>	Installation of phone panel.
<b>DATE OF ADVERT:</b>	1 March 2019
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	<p>An objection to this application was received from the Architectural Heritage Society of Scotland. The following points of objection were raised:</p> <ul style="list-style-type: none"> <li>• This application is identical to a previously refused application, there is no reason to overturn the previous decisions.</li> <li>• The proposed design does not contribute positively to the character and appearance of the Central Conservation Area.</li> <li>• There are existing phone panels in the vicinity, therefore it cannot be argued that these phone panels are necessary for the City's digital network.</li> </ul> <p><b>Comment:</b> These points are noted.</p>
<b>PARTIES CONSULTED AND RESPONSES</b>	No consultations requested.
<b>PRE-APPLICATION COMMENTS</b>	This application is a resubmission of a previously refused application (18/01040/FUL). The Council engaged in extensive discussions with the applicant when the aforementioned application was received for this site. No changes have been made to this application and, therefore, the initial advice, that a phone panel would not be supported by the Council in this location, stands.
<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>STRUCTURE PLAN POLICIES</b>	NOT APPLICABLE
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p>CDP1 Placemaking            CDP 2 Sustainable Spatial Strategy            CDP 9 Historic Environment            SG 9 Historic Environment – Section D: Development Affecting the setting of Listed Buildings and Properties in Conservation Areas - Telecommunications            SG 1 The Placemaking Principle (Part 2) Public Realm – Street Furniture</p>
<b>OTHER MATERIAL CONSIDERATIONS</b>	NONE
<b>REASON FOR DECISION</b>	<p><b>Reason to Refuse – does not meet DP</b>            The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposals variance with the Development Plan.</p>

	<b>COMMENTS</b>
<b>PLANNING HISTORY</b>	<p>18/01040/FUL- Installation of phone panel – Refused. This application was refused for the following reasons:</p> <p>01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.</p> <p>02. By adding to existing street clutter, the proposed phone panel would cause pedestrian obstruction in this busy street and as such would be contrary to City Development Plan policy CDP 1 Placemaking and IPG 1-Placemaking</p> <p>03. The proposed phone panel would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is therefore contrary to City Development Plan policies CDP1 Placemaking and Interim Policy Guidance IPG1-Part 2: Placemaking. It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.</p> <p>18/01039/ADV- Display of 2no. digital LED screens, one per side of phone panel – Refused. This application was allowed at appeal, DPEA ref ADA-260-2112.</p> <p>17/03433/DC - Display of 2no. digital LED screens, one per side of phone panel – Withdrawn</p> <p>17/03434/DC - Installation of phone panel - Withdrawn</p>
<b>SITE VISITS (DATES)</b>	16/05/2018
<b>SITING</b>	The application site is located adjacent to the underground station on Buchanan Street. This is within Ward 10, Anderston/City/Yorkhill and the Central Conservation Area.
<b>DESIGN AND MATERIALS</b>	<p>The proposed phone panel is a free-standing structured featuring digital display screens on two sides. The proposed phone panel is designed for public phone use and a range of other android compatible functions.</p> <p>The proposed phone panel structure measures 1338mm wide by 312mm deep with a total height of 2600mm. There will also be a protective canopy which projects 600mm from the structure which means at the deepest point the phone panel measure 912mm.</p>
<b>DAYLIGHT</b>	N/A
<b>ASPECT</b>	N/A
<b>PRIVACY</b>	N/A
<b>ADJACENT LEVELS</b>	N/A
<b>LANDSCAPING (INCLUDING GARDEN GROUND)</b>	N/A
<b>ACCESS AND PARKING</b>	N/A
<b>SITE CONSTRAINTS</b>	The site is within the Central Conservation Area and Buchanan Street is a core path.
<b>OTHER COMMENTS</b>	<p>The application seeks Full Planning Permission for the installation of one digital phone panel with advertising screens on both sides. A separate advertisement consent application for advertising screens was previously refused in this locale. However it was subsequently granted consent through the appeal process. The proposed phone panels are located within the Central Conservation area. Therefore, Planning Permission is required.</p> <p>This application is part of a wider proposal of multiple phone panels with integral advertising panels throughout the City Centre.</p> <p>A similar project has recently been submitted by INLinkUK which is a partnership with BT and an advertiser. That project included a rationalisation schedule, identifying the locations of existing BT kiosks which are to be removed as part of the roll out of InLinks, either through</p>

conversion or by removing kiosks in proximity to new sites. This will help to deliver a comprehensive network of connectivity within the City whilst decluttering the streetscene. The current application by JC Decaux does not involve removal of any phone kiosks.

### **Assessment**

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 59 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possesses. Section 64 of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- c) whether the proposals would impact on the setting of adjoining listed buildings;
- d) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the development plan comprises the Clydeplan Strategic Development Plan and the Glasgow City Development Plan 2017, however, in this instance, the application proposal does not raise any strategic issues and therefore can be assessed solely in terms of the City Plan.

### **Development Plan Policy Considerations - Glasgow City Development Plan 2017**

#### **CDP1 – Placemaking and Supplementary Guidance SG1 Placemaking**

The City Development Plan seeks to move away from the traditional land use based approach of previous local plans and instead promotes a placed based design led approach. Glasgow is therefore no longer covered by broad land use designations meaning this is not the starting point for development proposals. Instead, Policy CDP1 'The Placemaking Principle' sets out broad principles that should inform all development.

SG1 'Placemaking' comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated Supplementary Guidance.

All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City's broad urban design objectives.

SG1-Public Realm – states that proposals for street furniture should:

- a) allow adequate sight lines (i.e. usually, more than 450mm from the toe of the footpath);
- b) not be located on footways less than three metres wide;
- c) not result in clutter when added to existing street furniture;
- d) display and integrated approach in terms of design and siting i.e. boundary walls, railings, signage, cycle storage or stands etc should all be carefully co-ordinated and integrated into the overall design; and
- e) ensure that cycle storage is located in areas of high visibility

**Comment:** The proposal involves the addition of a piece of street furniture and does not include the removal of any existing phone kiosks. As such it increases street clutter and obstructs pedestrian flow in a busy area with various items of street furniture.

It is considered that the cumulative impact of this wider proposal, alongside the consented phone panels proposed by INLinkUK and the consented digitisation of the way finding signs would have an adverse impact on the amenity of the area. For example, within this City block on Buchanan Street, between West George Street and Bath Street:

- There is consent for a digitised way finding sign (18/00703/ADV).
- JC Decaux have sought permission for phone panels and associated advertisement consents for five sites (18/01158/ADV, 18/01037/ADV, 18/01038/FUL, 18/01045/ADV, 18/01046/FUL, 18/01043/ADV, 18/01044/FUL, 18/01039/ADV, 18/01040/FUL, and 18/01159/FUL) within this city block. These applications have previously been refused.
- This site and another three sites in this city block have had advertisements for phone panels subsequently granted on appeal (DPEA refs, ADA-260-2099, ADA-260-2112, ADA-260-2114, and ADA-260-2115).
- The Council are considering applications for an additional three phone panels in this city block (19/00464/FUL, 19/00480/FUL, 19/00465/FUL) concurrently to this application; these are resubmissions of previously refused applications.

It is therefore concluded that the installation of an additional digitised panel would have an adverse impact on the streetscene and add to clutter when considered alongside the existing street furniture.

The proposal does not comply with the principles of policy CDP1 Placemaking and SG1 Placemaking.

#### **CDP2 – Sustainable Spatial Strategy**

This policy aims to influence the location and form of development to create a compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

**Comment:** The proposed panel's main function is to provide advertising as there is no submitted justification for additional public phone provision in the area. There will be no reduction in street clutter at this location and as such, the proposal for the use of footway for siting of a phone panel is not considered to be improve quality of life for those who use the City Centre, although it may attract advertising investors.

#### **CDP 9: The Historic Environment and Supplementary Guidance SG9 Historic Environment.**

This policy and guidance aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

**SG9 Historic Environment** – Telecommunications states that the location and number of telecommunications apparatus, including Broadband and other cabinets on pavements, should not be detrimental to the character or setting of a Listed Building or visual amenity of a Conservation Area.

**Comment:** The additional street clutter will have an adverse effect on the historic environment at this location and as such, the proposal for the use of footway for siting of a phone panel is not considered to meet the aims of the above policy.

	<p>The proposal has been considered against those specific policies and it is considered that it will have an unacceptable impact on the character and appearance of the Conservation Area.</p> <p><b>Conclusions:</b> The proposal is therefore considered to be unacceptable, as it would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street; which is also a designated core path. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is therefore contrary to City Development Plan policies CDP1 Placemaking and Supplementary Guidance SG1-Part 2: Placemaking. It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.</p> <p>The proposed location of the phone panel and associated advertising would detract from the area of high quality public realm and would result in an incongruous feature, contributing to both advertising and street furniture clutter and affecting the visual amenity of the area, the Primary Retail Street, and the wider Central Conservation Area.</p> <p>Furthermore, this phone panel and associated advertising would be detrimental to safe pedestrian access in this area.</p> <p>The proposal is not in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.</p> <p>It is therefore recommended that the application is refused.</p>
<b>RECOMMENDATION</b>	<b>Refuse</b>

Date: 27/03/2019

DM Officer Rhiannon Moylan

Date: 29/03/2019

DM Manager S Shaw



**Item 8.5**

**24th September 2019**



# **PLANNING DECISION NOTICE**

## **Full Planning Permission REFUSAL**

**IN RESPECT OF APPLICATION 19/00491/FUL**

**Installation of phone panel.**

**AT**

**Site Adjacent To Underground Station At Buchanan Street City Centre Glasgow**

**AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)**

### **Reason(s) for decision**

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. By adding to existing street clutter, the proposed phone panel would cause pedestrian obstruction in this busy street and as such would be contrary to City Development Plan policy CDP 1 Placemaking and SG 1-Placemaking
03. The proposed phone panel would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is therefore contrary to City Development Plan policies CDP1 Placemaking and Supplementary Guidance SG1-Part 2: Placemaking. It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.

### **Drawings**

The development has been refused in relation to the following drawing(s)

1. Technical Specification Received 18 February 2019
2. Location Plan Received 18 February 2019

**THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE**

3. Site Plan Received 18 February 2019

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

**Dated: 29 March 2019**

**For Executive Director  
Development and Regeneration Services  
Glasgow City Council**

**THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES**



## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT  
 OF DECISIONS ON LOCAL DEVELOPMENTS  
 THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND)  
 REGULATIONS 2013  
 THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
 ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	Nathan	Forename	
Surname	Still	Surname	
Company Name	Infocus Public Networks Ltd	Company Name	
Building No./Name		Building No./Name	
Address Line 1	991 Great Wset Road	Address Line 1	
Address Line 2		Address Line 2	
Town/City	Brentford, Middlesex	Town/City	
Postcode	TW8 9DN	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	Glasgow City Council		
Planning authority's application reference number	19/00491/FUL		
Site address	Site Adjacent To Underground Station At Buchanan Street  <div style="text-align: center; border: 1px solid black; padding: 5px;">                     RECEIVED 13 JUN 2019                 </div>		
Description of proposed development	Installation of a phone panel		

Date of application

18/02/2019

Date of decision (if any)

29/03/2019

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

Application for approval of matters specified in conditions

#### 5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

#### 6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

#### 7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

**8. Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Provided in full on a separate document: Covering Letter / Site 3.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

### 9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

- Appeal Statement
- Application Documents
- Decision Notice
- Appendixes

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

### 10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

### DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: 

Name:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

24th September 2019



231 George Street Glasgow G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100154153-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

This application for planning permission relates to the installation of a telecommunication apparatus. The hybrid structure will serve ad communication hub and feature two LCD screens. Separate application has been made for consent relating to the advertising element of the proposal.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes - Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Nathan"/>	Building Number: <input type="text" value="991"/>
Last Name: *	<input type="text" value="Still"/>	Address 1 (Street): * <input type="text" value="Great West Road"/>
Company/Organisation	<input type="text" value="Infocus Public Networks Limited"/>	Address 2: <input type="text" value="Brentford Middlesex"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="Brentford"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="TW8 9DN"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

## Site Address Details

Planning Authority:	<input type="text" value="City of Glasgow Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing

Easting

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Discuss the plans for developing a network of communication hubs across the City that serve to connect the public with online services, finding your way around the City and available Council facilities. The structures will be funded by the advertising revenue from the screens. The Council aim is to promote good design and quality multi-functional street furniture.

Title:

Mrs

Other title:

Senior Planning Officer

First Name:

Sarah

Last Name:

Shaw

Correspondence Reference Number:

-

Date (dd/mm/yyyy)

12/01/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

0.50

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

The application site forms part of the public highway footpath within the City Centre.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

The application relates to the installation of an item of street furniture, comprising a freestanding communication hub, which does not create the need for recycling of refuse provision.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No



## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

### Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Glasgow City Council Highway Department -

Address:

City Chamber, George Square , Glasgow, Scotland, G2 1DU

Date of Service of Notice: \*

18/02/2019

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed:

Mr Nathan Still

On behalf of:

Date:

18/02/2019

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. \*  Yes  N/A
- A Design Statement or Design and Access Statement. \*  Yes  N/A
- A Flood Risk Assessment. \*  Yes  N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*  Yes  N/A
- Drainage/SUDS layout. \*  Yes  N/A
- A Transport Assessment or Travel Plan  Yes  N/A
- Contaminated Land Assessment. \*  Yes  N/A
- Habitat Survey. \*  Yes  N/A
- A Processing Agreement. \*  Yes  N/A

Other Statements (please specify). (Max 500 characters)

### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Nathan Still

Declaration Date: 18/02/2019

# 19/00484/FUL

## Site Outside 55 Buchanan Street City Centre Glasgow

### NEIGHBOURING LAND TO BE NOTIFIED

None

### NEIGHBOURS NOTIFIED



1. 69 Buchanan Street City Centre Glasgow G1 3HL
2. House Of Fraser 21 Buchanan Street City Centre Glasgow G1 3HL
3. Store S15 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
4. Basement 14 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
5. Store 5 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
6. Unit Ground 17 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
7. Unit 29 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
8. Food Court Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
9. Unit Ground 16 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
10. 50 Buchanan Street City Centre Glasgow G1 3JL
11. Unit 32 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN

12. Unit 40 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
13. Store S11 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
14. Store 9 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
15. Store 4A Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
16. Unit Ground 22 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
17. Kiosks K1-5 - Showcases Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
18. Level 3 Store 19 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
19. Basement 8 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
20. Autoteller Ground Floor Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
21. Unit Ground 26 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
22. Kiosk 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
23. Store S16 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
24. Store S14 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
25. Basement 10 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
26. Kiosk K6 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
27. Unit A Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
28. Ground 27 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
29. Basement 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
30. Unit Ground 19 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
31. Store S12 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
32. Storey 3 November Cafe Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
33. Store D2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
34. Unit Ground 25 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
35. Unit 50 Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
36. Store S10 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
37. Store S10A Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
38. Unit 53 Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
39. Unit D Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
40. Unit Ground 27 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
41. Kiosk K11 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
42. Unit 30 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN

43. Kiosk 13 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
44. Kiosk K12 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
45. Stores 7/8 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
46. Unit Ground 23 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
47. Unit 31 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
48. Unit 36 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
49. Unit 46 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
50. Kiosk Patisserie Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
51. Unit 45 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
52. Store S11A Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
53. Unit 51 Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
54. Basement 13 Andronicas Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
55. Unit Ground 18 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
56. Offices 3rd Floor Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
57. Unit 34 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
58. Unit C Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
59. Unit 52 Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
60. Kiosk Pizzeria BSM 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JX
61. Unit B Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
62. Store S18 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
63. Unit Ground 24 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
64. Unit 39 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
65. Kiosk 14 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
66. Store 3rd S26 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
67. Kiosk K13 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
68. Store S17 Level 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
69. Basement 6 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
70. Basement 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
71. Store 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
72. Kiosk K7 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
73. Kiosk Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
74. 34 Buchanan Street City Centre Glasgow G1 3LB

75. Unit E Level 2 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
76. Store 3 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
77. Unit Ground 20 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
78. Unit 33 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
79. Store 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
80. Unit Ground 15 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
81. Unit 43 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
82. 54 Buchanan Street City Centre Glasgow G1 3JL
83. Unit 38 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
84. Unit 44 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
85. Unit 41 Level 1 Princes Square 48 Buchanan Street City Centre Glasgow G1 3JN
86. 61 Buchanan Street City Centre Glasgow G1 3HL
87. 59 Buchanan Street City Centre Glasgow G1 3HL
88. 57 Buchanan Street City Centre Glasgow G1 3HL
89. 55 Buchanan Street City Centre Glasgow G1 3HL
90. 46 Buchanan Street City Centre Glasgow G1 3JX
91. 42 Buchanan Street City Centre Glasgow G1 3JX
92. 36 Buchanan Street City Centre Glasgow G1 3JX







# Item 9.2

24th September 2019

OS Russell Bromley and Kiko 55 Buchanan Street Glasgow G2 8BL 1:200



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**Promap**  
LANDMARK INFORMATION GROUP

Infocus Public Networks Ltd

OS Russell Bromley and Kiko 55 Buchanan Street Glasgow G2 8BL 1:1250



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**Promap**  
LANDMARK INFORMATION GROUP

Infocus Public Networks Ltd

# Item 9.3

24th September 2019





## REPORT OF HANDLING FOR APPLICATION

**Item 9.4**

**24th September 2019**

<b>ADDRESS:</b>	Site Outside 55 Buchanan Street City Centre Glasgow
<b>PROPOSAL:</b>	Installation of phone panel.
<b>DATE OF ADVERT:</b>	1 March 2019
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	<p>An objection to this application was received from the Architectural Heritage Society of Scotland. The following points of objection were raised:</p> <ul style="list-style-type: none"> <li>• This application is identical to a previously refused application. There is no reason to overturn the previous decision.</li> <li>• The proposed design does not contribute positively to the character and appearance of the Central Conservation Area.</li> <li>• There are existing phone panels in the vicinity. Therefore, it cannot be argued that these phone panels are necessary for the City's digital network.</li> </ul> <p><b>Case Officer Comment:</b> These points are noted.</p>
<b>PARTIES CONSULTED AND RESPONSES</b>	No formal consultations requested.
<b>PRE-APPLICATION COMMENTS</b>	This application is a resubmission of a previously refused application (18/01163/FUL). The Council engaged in extensive discussions with the applicant when the aforementioned application was received for this site. No changes have been made to this application and, therefore, the initial advice, that a phone panel would not be supported by the Council in this location, stands.
<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>STRUCTURE PLAN POLICIES</b>	NOT APPLICABLE
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p><b>CDP 1:</b> Placemaking  <b>CDP 2:</b> Sustainable Spatial Strategy  <b>CDP 9:</b> Historic Environment  <b>SG 1:</b> The Placemaking Principle (Part 2) Public Realm – Street Furniture  <b>SG 9:</b> Historic Environment – Section D: Development Affecting the setting of Listed Buildings and Properties in Conservation Areas - Telecommunications</p>
<b>OTHER MATERIAL CONSIDERATIONS</b>	NONE.
<b>REASON FOR DECISION</b>	The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposals variance with the Development Plan.

	<b>COMMENTS</b>
<b>PLANNING HISTORY</b>	<p><b>18/01163/FUL:</b> Installation of phone panel – Refused. This application was refused for the following reasons:</p> <p><i>01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.</i></p> <p><i>02. The proposed phone panel would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is therefore contrary to City Development Plan policies CDP1 (Placemaking) and Interim Policy Guidance IPG1 (Part 2: Placemaking). It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.</i></p> <p><i>03. By adding to existing street clutter, the proposed phone panel would cause pedestrian obstruction in this busy street and as such would be contrary to City Development Plan policy CDP 1 (Placemaking) and IPG 1 (Placemaking).</i></p> <p><b>18/01162/ADV:</b> Display of 2no. digital LED screens, one per side of phone panel. – Refused. This application was allowed at appeal (DPEA reference ADA-260-2097).</p> <p><b>15/01654/DC and 15/01655/DC:</b> Use of section of pedestrianised street as external seating area associated with restaurant.</p>
<b>SITING</b>	<p>The application site is located on a pedestrianised area, opposite 55 Buchanan Street. The site is within Ward 10 (Anderston/City/Yorkhill) and the Central Conservation Area. Buchanan Street is also a designated Core Path.</p> <p>It should be noted that the red-line boundary for this application (19/00484/FUL) is within/immediately adjacent to a consented outdoor seating area(s), application references 15/01654/DC and 15/01655/DC.</p>
<b>DESIGN AND MATERIALS</b>	<p>The proposed phone panel is a free-standing structure featuring digital display screens on two sides. The proposed phone panel is designed for public phone use and a range of other android compatible functions.</p> <p>The proposed phone panel structure measures 1338mm wide by 312mm deep and a total height of 2600mm. There will also be a protective canopy which projects 600mm from the structure. Consequently, at its deepest point, the phone panel projects 912mm.</p>
<b>SITE CONSTRAINTS</b>	<p>The site is within the Central Conservation Area and Buchanan Street is a core path.</p>
<b>OTHER COMMENTS</b>	<p>The application seeks Full Planning Permission for the installation of one digital phone panel with advertising screens on both sides. A separate advertisement consent application for advertising screens was previously refused in this locale. However it was subsequently granted consent through the appeal process. The proposed phone panels are located within the Central Conservation area. Therefore, Full Planning Permission is required.</p> <p>This application is part of a wider proposal of multiple phone panels with integral advertising panels throughout the City Centre.</p> <p>A similar project has recently been submitted by INLinkUK which is a partnership with BT and an advertiser. That project included a rationalisation schedule, identifying the locations of existing BT phone kiosks which are to be removed as part of the roll out of InLinks, either through conversion or by removing kiosks in proximity to new sites. This will help to deliver a comprehensive network of connectivity within the City whilst decluttering the streetscene. The current application by JC Decaux does not involve the removal of any phone kiosks.</p> <p><b>Assessment</b> Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that Planning applications shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 59 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any</p>



features of special architectural or historic interest which they possess. Section 64 of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- c) whether the proposals would impact on the setting of adjoining Listed buildings;
- d) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the development plan comprises the Clydeplan Strategic Development Plan and the Glasgow City Development Plan 2017. However, in this instance, the application proposal does not raise any strategic issues and therefore can be assessed solely in terms of the City Development Plan.

### **Development Plan Policy Considerations - Glasgow City Development Plan 2017**

#### **Policy CDP1: Placemaking and Supplementary Guidance SG1: Placemaking**

The City Development Plan seeks to move away from the traditional land use based approach of previous local plans and instead promotes a placed based design-led approach. Glasgow is therefore no longer covered by broad land use designations, meaning this is not the starting point for development proposals. Instead, Policy CDP1 'The Placemaking Principle' sets out broad principles that should inform all development.

SG1 'Placemaking' comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'Placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City's broad urban design objectives.

SG1: Public Realm – states that proposals for street furniture should:

- a) allow adequate sight lines (i.e. usually, more than 450mm from the toe of the footpath);
- b) not be located on footways less than three metres wide;
- c) not result in clutter when added to existing street furniture;
- d) display and integrated approach in terms of design and siting i.e. boundary walls, railings, signage, cycle storage or stands etc. should all be carefully co-ordinated and integrated into the overall design; and
- e) ensure that cycle storage is located in areas of high visibility.

**Case Officer Comment:** The proposal involves the addition of a piece of street furniture and does not include the removal of any existing phone kiosks. As such it increases street clutter and obstructs pedestrian flow in a busy area with various items of street furniture.

It is considered that the cumulative impact of this wider proposal, alongside the consented phone panels proposed by INLinkUK and the consented digitisation of the way-finding signs would have an adverse impact on the amenity of the area. For example, within this City block on Buchanan Street, between Gordon Street and Argyle Street:

- There is consent for a digitised way finding sign (18/00706/ADV).
- There is a consented InLinkUK phone panel and associated advertising (17/03440/DC and 17/03439/DC).
- JC Decaux have sought permission for phone panels and associated advertisement consents for three sites within this city block (18/01115/ADV, 18/01117/FUL, 18/01163/FUL, 18/01162/ADV, 18/01118/ADV, and

18/01119/FUL). These applications have previously been refused.

- This site and another two sites in this city block have had advertisements for phone panels subsequently granted on appeal (DPEA refs, ADA-260-2104, ADA-260-2097 and ADA-260-2103).
- The Council are considering two applications for additional phone panels in this city block (19/00483/FUL and 19/00485/FUL) concurrently to this application; these are resubmissions of previously refused applications.
- As well as several consented outdoor seating areas (07/00693/DC, 09/00607/DC, 14/01107/DC, 15/01654/DC, 15/01655/DC).

It is, therefore, concluded that the installation of an additional digitised phone panel would have an adverse impact on the streetscene and add to clutter when considered alongside the existing street furniture. To reiterate, it should also be noted that the red-line boundary for this application is within/immediately adjacent to a consented outdoor seating area(s), application references 15/01654/DC and 15/01655/DC.

The proposal does not comply with the principles of policy CDP1 Placemaking and SG1 Placemaking.

#### **CDP2 – Sustainable Spatial Strategy**

This policy aims to influence the location and form of development to create a compact City form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

**Case Officer Comment:** The proposed phone panel's main function is to provide advertising as there is no submitted justification for additional public phone provision in the area. There will be no reduction in street clutter at this location and, as such, the proposal for the use of footway for siting of a phone panel is not considered to be improve quality of life for those who use the City Centre, although it may attract advertising investors.

#### **CDP 9: Historic Environment and Supplementary Guidance SG9 Historic Environment.**

This policy and guidance aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

**SG9 Historic Environment – Telecommunications**, states that the location and number of telecommunications apparatus, including broadband and other cabinets on pavements, should not be detrimental to the character or setting of a Listed Building or visual amenity of a Conservation Area.

**Case Officer Comment:** The additional street clutter will have an adverse effect on the historic environment at this location and as such, the proposal for the use of footway for the siting of a phone panel is not considered to meet the aims of the above policy. The proposal has been considered against those specific policies and it is considered that it will have an unacceptable impact on the character and appearance of the Conservation Area.

#### **Conclusions**

The proposal is considered to be unacceptable, as it would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street; which is also a designated core path. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is, therefore, contrary to City Development Plan policies CDP1 Placemaking and Supplementary Guidance SG1 - Part 2: Placemaking. It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.

The proposed location of the phone panel and associated advertising would detract from an area of high quality public realm and would result in an incongruous feature, contributing to both advertising and street furniture clutter and affecting the visual amenity of the area,

	<p>the Primary Retail Street, and the wider Central Conservation Area. Furthermore, this phone panel and associated advertising would be detrimental to safe pedestrian access in this area.</p> <p>The proposal is not in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan. <u>It is, therefore, recommended that the application is refused.</u></p>
<b>RECOMMENDATION</b>	<b>Refuse</b>

Date: 02.04.2019	DM Officer	<b>Jamie McArdle</b>
Date: <u>04/04/2019</u>	DM Manager	LKP



**Item 9.5**

**24th September 2019**



# **PLANNING DECISION NOTICE**

## **Full Planning Permission REFUSAL**

**IN RESPECT OF APPLICATION 19/00484/FUL**

**Installation of phone panel.**

**AT**

**Site Outside 55 Buchanan Street City Centre Glasgow**

**AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)**

### **Reason(s) for decision**

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. By adding to existing street clutter, the proposed phone panel would cause pedestrian obstruction in this busy street and as such would be contrary to City Development Plan Policy CDP 1 Placemaking and SG 1 Placemaking.
03. The proposed phone panel would have an adverse effect visually on the street scene and practically in terms of pedestrian obstruction of this busy street. It would have an adverse effect on the character and appearance of the Central Conservation Area. It is therefore contrary to City Development Plan policies CDP1 Placemaking and Supplementary Guidance SG1-Part 2: Placemaking. It is also contrary to CDP 9 Historic Environment and Supplementary Guidance SG9 Historic Environment.

### **Drawings**

The development has been refused in relation to the following drawing(s)

1. Technical Specification Received 18 February 2019
2. Location Plan Received 18 February 2019

**THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE**

3. Site Plan Received 18 February 2019

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

**Dated: 4 April 2019**

**For Executive Director  
Development and Regeneration Services  
Glasgow City Council**


**THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES**

# NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) in respect of Decisions on Local Developments  
 The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013  
 The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	Nathan	Forename	
Surname	Still	Surname	
Company Name	Infocus Public Networks Ltd	Company Name	
Building No./Name		Building No./Name	
Address Line 1	991 Great Wset Road	Address Line 1	
Address Line 2		Address Line 2	
Town/City	Brentford, Middlesex	Town/City	
Postcode	TW8 9DN	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
<b>3. Application Details</b>			
Planning authority	Glasgow City Council		
Planning authority's application reference number	19/00484/FUL		
Site address	Site Outside 55 Buchanan Street 		
Description of proposed development	Installation of a phone panel		

Date of application

18/02/2019

Date of decision (if any)

04/04/2019

**Note.** This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

**4. Nature of Application**

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

**5. Reasons for seeking review**

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

**6. Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

**7. Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?



If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

**8. Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Provided in full on a separate document: Covering Letter / Site 10.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

**9. List of Documents and Evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

- Appeal Statement
- Application Documents
- Decision Notice
- Appendixes

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**10. Checklist**

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requesting a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**DECLARATION**

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge

Signature:  Name:  Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.