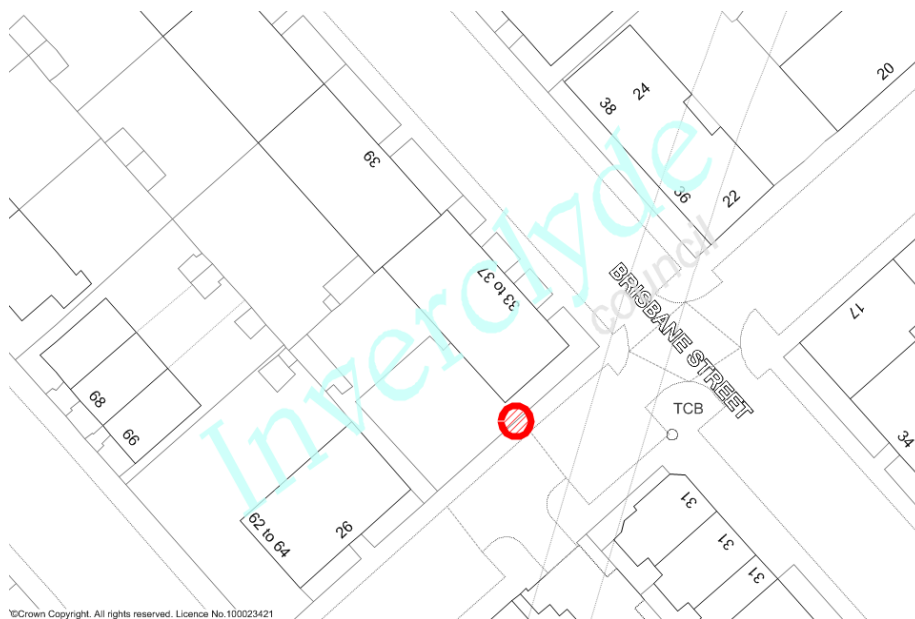

Report To:	The Planning Board	Date:	3rd October 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0239/IC Plan10/12
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Installation of a Telecommunications Cabinet (for underground equipment) at Footway on Forsyth Street adjacent to 33 Brisbane Street, Greenock		

SITE DESCRIPTION

The application relates to a section of the public footpath on Forsyth Street, Greenock, adjacent to 33 Brisbane Street. The site lies within the Greenock West End Conservation Area.



PROPOSAL

It is proposed to site a cabinet in connection with underground telecommunications cabling to the rear of the public footpath. The proposed cabinet is 1408 mm in height, 750 mm in width and 407mm in depth. Externally, it is finished in green powder coated steel.

This application is one of a number of similar proposals submitted as part of a scheme to facilitate the provision of super fast broadband to homes in the local area. Further cabinets outwith the Conservation Area are permitted development.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to conservation areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

Local Plan Policy HR12 - Impact of Development Within Conservation Areas

When assessing Conservation Area development proposals (both within and adjacent to it) consideration will be given to the impact they will have on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

CONSULTATIONS

Head of Environmental and Commercial Services – No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 17th August 2012 as a development affecting conservation areas.

SITE NOTICES

A site notice was posted on 17th August 2012 for a development affecting a conservation area.

PUBLIC PARTICIPATION

The application was subject of neighbour notification and a press advertisement. No representations have been received.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, The Scottish Historic Environment Policy (SHEP), Scottish Government Planning Advice Note (PAN) 71 Conservation Area Management, the impact on the appearance of the Conservation Area and the consultation response.

Inverclyde Local Plan policies HR11 and HR12 provide criteria for the assessment of development proposals within conservation areas. Policy HR11 encourages proposals where they are sympathetic to the existing character, pattern of development and appearance of the area. Policy HR12 states that when assessing conservation area development proposals, consideration should be given to the impact they will have on the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

The SHEP seeks to preserve the historic environment and PAN 71 requires development to be carefully managed to ensure the character and appearance of the Conservation Area is safeguarded and enhanced.



The proposed development forms part of a series of installations to improve the existing broadband service. All such proposals within the Conservation Area require the benefit of planning permission. The proposed cabinet has a functional appearance and the positioning within the street would not

impact on the appearance of adjacent buildings. The overall scale of the proposed cabinet is relatively small and the green colour is appropriate and consistent with the colouring of existing street cabinets. The development is therefore considered to have an acceptable impact on the streetscape and Conservation Area and to have a neutral impact on the established residential amenity. Whilst located on the public footpath, the Head of Environmental and Commercial Services offers no objections to the proposal on the grounds of road or pedestrian safety.

In conclusion, I consider the proposal presents no conflict with policies HR1, HR11, HR12 and H1 of the Inverclyde Local Plan, the aims of the SHEP which seeks to preserve the integrity of the historic environment or PPAN 71 which seeks to manage change in conservation areas.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete.
2. No symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display.

Reasons

1. To ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area.
2. To minimise visual intrusion within the Greenock West End Conservation Area.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application Form
2. Application Plans
3. Inverclyde Local Plan
4. Scottish Government Planning Advice Note 71 (Conservation Area Management)
5. The Scottish Historic Environment Policy
6. Consultation Response



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