Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0329/12

Site: **The Green, Street Record, Southwick**

Proposal: **Application for prior notification by telecommunications code systems operator for the installation of dark green cabinet adjacent to the boundary with Southwick Community Christian Church and the junction with Roman Crescent.**

Date of site visit: 15.03.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application details that BT Openreach an Electronic Communications Code Operator intends to install a new equipment street cabinet within the Southwick exchange area. The cabinet would be 0.75m wide, by 0.37m deep, by 1.4m in height originally proposed on an open grassed area (west of Hope Cottages) close to the junction of Roman Crescent and The Green, within the Southwick Conservation Area.

The site as amended is now directly next to an existing BT street cabinet, adjacent to the southern boundary fence and hedge of the Southwick Christian Community Church, to the north of the junction with Roman Crescent and The Green.

Consultations

West Sussex County Council: In highway terms, there would be no concerns with this proposal. The works do extend over the public highway, and as such traffic management may be required whilst the works are being undertaken. The Statutory Undertaker will also need to submit the necessary notification to the Highway Authority independently and any traffic management will also need to be agreed with the WSCC Coastal Area Office prior to works taking place.

Representations

Third parties*:* No third party objections.

Relevant Legislation
Town and Country Planning (General Permitted Development) Order 1995 Part 24 Development by Telecommunications Code System Operators

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)

Adur District Local Plan (saved policies): AG1

Planning Assessment

Visual amenity

The proposed street cabinet to be erected is of standard design and would be finished in a dark green spray painted finish similar to other street boxes commonly found within the Borough. The box would sit atop a concrete plinth that would be 0.95m wide, by 0.57m deep, and would project above ground by 0.12m.

The applicant has amended the proposed location to remove it from the large open verge in front of Hope Cottages, on the south side of the junction. It would now be adjacent to another BT street box alongside the hedge which surrounds the church. Some of the hedge will need to be cut back however when it grows back it will aid the screening of the street cabinets. It is considered that the amended location would now be acceptable in terms of the impact on the appearance of the surrounding conservation area, and the siting of the listed building.

Pedestrian accessibility

It is not considered that the amended siting or the size of the street cabinet would adversely affect the pedestrian footpath or result in highway safety issues.

Recommendation

That the Council does not wish to exercise its right to prior approval in respect of the proposed development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 24.04.12

Authorised by: Jo Morin Date: 28 May 2012