Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0589/12

Site: **80 High Street, Street Record, Shoreham**

Proposal: **Application for prior notification of proposed development by telecommunications code system operator for the installation of dark green cabinet on footpath adjacent to 80 High Street Shoreham.**

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 Shoreham Conservation Area. The cabinet would be 0.75m wide, by 0.37m deep, by 1.4m. The proposed location would be to the outside edge of the existing footpath which runs outside the shops No's 78 – 82 High Street, adjacent to an existing BT street cabinet, and on-street parking bays.

The applicant has sought to prevent the siting of the cabinet from interfering with pedestrians or use of adjacent parking bays.

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, AB4, AH7.

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 District. 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 location of the cabinet would result in the clustering of the two street cabinets, and whilst they would result in a more prominent feature within the High Street, it is considered that in the main they would be screened by vehicles which would be parked in the adjacent spaces, and on balance the degree to which they would detract from the conservation area would be limited.

Pedestrian accessibility Highways and parking
It is not considered that the siting or the size of the street cabinet would adversely affect the pedestrian footpath or desire lines.

The location would be such that it would approximately align with the end of the easternmost of the on-street spaces, thus it would not have an impact on the how vehicles could utilise these spaces or on highway safety.

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: 26.07.12

Authorised by: Peter Barnett Date: 26 July 2012