Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0341/12

Site: **Church Lane, Street Record, Southwick**

Proposal: **Application for prior notification by telecommunication code systems operator for the installation of dark green cabinet in Church Lane adjacent to south side of 48 Oldfield 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 located in Church Lane approximately 40m west of its junction with Oldfield Crescent, within the Southwick Conservation Area

The site as amended is now directly next to an existing BT street cabinet, adjacent to southern boundary of No.48 Oldfiled crescent, approximately 8m to the east of the access road to The Glebe Primary School.

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 verge. It would now be adjacent to another BT street box adjacent to a high wall and fence that surrounds the adjacent property. Given that the pavement and verge are particularly wide, and that the proposed siting would be less conspicuous that as first submitted, the result being a clustering of street furniture (a telegraph pole is 2m to the south), it is considered that it would now be acceptable in terms of the impact on the appearance of the surrounding conservation area.

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