

Perth and Kinross Council  
Development Control Committee – 17 February 2010  
Report of Handling by Development Quality Manager

**Installation of wireless link equipment at 32 James Square, Crieff, PH7 3EY**

Ref No: 09/01857/LBC  
 Ward No: 6 Strathearn

**Summary**

This report recommends approval of the application for the installation of wireless link equipment as the proposal complies with the Development Plan for the area and there are no material considerations apparent which would outweigh the Development Plan in this instance.

**BACKGROUND AND DESCRIPTION**

- 1 Listed Building Consent is sought for the installation of wireless Ethernet link equipment unit on the south west elevation of the Perth and Kinross Council Offices at 32 James Square in Crieff. The building is Category B Listed and is item 85 within the Crieff Burgh. There is an associated full planning application which is also under consideration at this Committee (09/01856/FLL)
- 2 The link unit is required to provide a wireless link between the Council offices on James Square and the new Crieff High School.

**NATIONAL PLANNING POLICY AND GUIDANCE**

- 3 No relevant National Planning Policy given the small scale nature of proposal.

**Development Plan**

- 4 The Development Plan for the area comprises the Approved Perth and Kinross Structure Plan 2003 and the Adopted Strathearn Area Local Plan 2001.

**Perth and Kinross Structure Plan 2003**

- 5 There are no specific policies which relate to the proposal given the small scale nature of the development.

**Strathearn Area Local Plan 2001**

Policy 2 Development Criteria

- 6 All developments within the Plan area will be judged against a series of criteria including landscape framework capable of absorbing, and if necessary, screening the development, the scale, form, colour, and density of development, compatibility with its surroundings in land use terms, local road

network, sufficient spare capacity in drainage, water and education services, the site should be large enough, buildings and layouts to be energy efficient, where possible be located in those settlements which are the subject of inset maps.

#### Policy 5 Design

- 7 The Council require high standards of design for all development with encouragement given to the use of good quality materials, energy efficiency, innovative design and good landscape fit.

#### Policy 28 Listed Buildings

- 8 There will be a presumption against works detrimental to the essential character of a listed building

### **SITE HISTORY**

- 9 No relevant planning history

### **CONSULTATIONS**

- 10 No consultations have been undertaken.

### **REPRESENTATIONS**

- 11 None received

#### **12 Additional Statements**

Environment Statement:	Not required
Screening Opinion:	Not required
Environmental Impact Assessment:	Not required
Appropriate Assessment:	Not required
Design Statement or Design and Access Statement:	Not required
Report on Impact or Potential Impact ie Flood Risk Assessment:	Not required

### **APPRAISAL**

- 13 In accordance with Regulation 5 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987 the Listed Building application has been advertised in the Local Press, Edinburgh Gazette and a site notice was posted on the 19 November 2009.
- 14 The determining issues in this case are:- the statutory requirement under Section 14 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for the planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural historic interest which it possesses; whether the proposal

complies with Development Plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

### **Design/Scale/Visual Impact**

- 15 The proposed unit measures 370 x 370mm and is therefore small scale in nature. It is to be fitted adjacent to an existing window opening on the south west elevation, some 11 metres up the elevation close to the top of the building. The small scale nature of the unit and its considerable height, will, in my view, negate any significant detrimental impact on the character of the Listed Building. The plans indicate that the bolts will be attached to the building within masonry joints where possible to avoid any significant effect on the stone work. The Council's Conservation and Regeneration Section have advised that they have no objection in principle to the unit but have advised that the unit should be painted to match the colour of the stone on the building to minimise visual impact and that details of the non-corrosive material proposed for the brackets and fixings should also be provided. These will both be requested by a condition.

### **LEGAL AGREEMENT**

- 16 Not required.

### **DIRECTION BY SCOTTISH MINISTERS**

- 17 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application. However it is necessary to submit the application to Historic Scotland for ratification of the Council's decision, ie the application is approved.

### **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 18 The proposed Ethernet unit is small scale in nature and situated high on the elevation and therefore is considered not to have any significant impact on the listed building and as such is considered to comply with Policies 2, 5 and 28 of the Strathearn Area Local Plan 2001. There are no material considerations apparent which would outweigh the contents of the Development Plan in this instance.

### **RECOMMENDATION**

#### **A Approve the application subject to the following conditions:**

- 1 The development shall be begun within a period of three years from the date of this consent.

- 2 The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
- 3 The proposed Ethernet unit and mounting pole and brackets shall be coloured/painted a suitable colour to blend in with the coursed rubble stonework of the building and details of this finish shall be provided for the written approval of the Planning Authority prior to the commencement of development.
- 4 Details of the non-corrosive material proposed for the brackets and fixings shall be submitted for the further written approval of the Planning Authority, prior to the commencement of development.

**Reasons:**

- 1 In accordance with the terms of Section 16 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.
- 2 To ensure that the development is carried out in accordance with the plans approved.
- 3-4 To protect the integrity of the listed building.

**B Justification**

The proposal is considered to comply with the terms of the Development Plan, subject to conditions, and no material considerations exist which would outweigh the contents of the Development Plan.

**C PROCEDURAL NOTES**

None

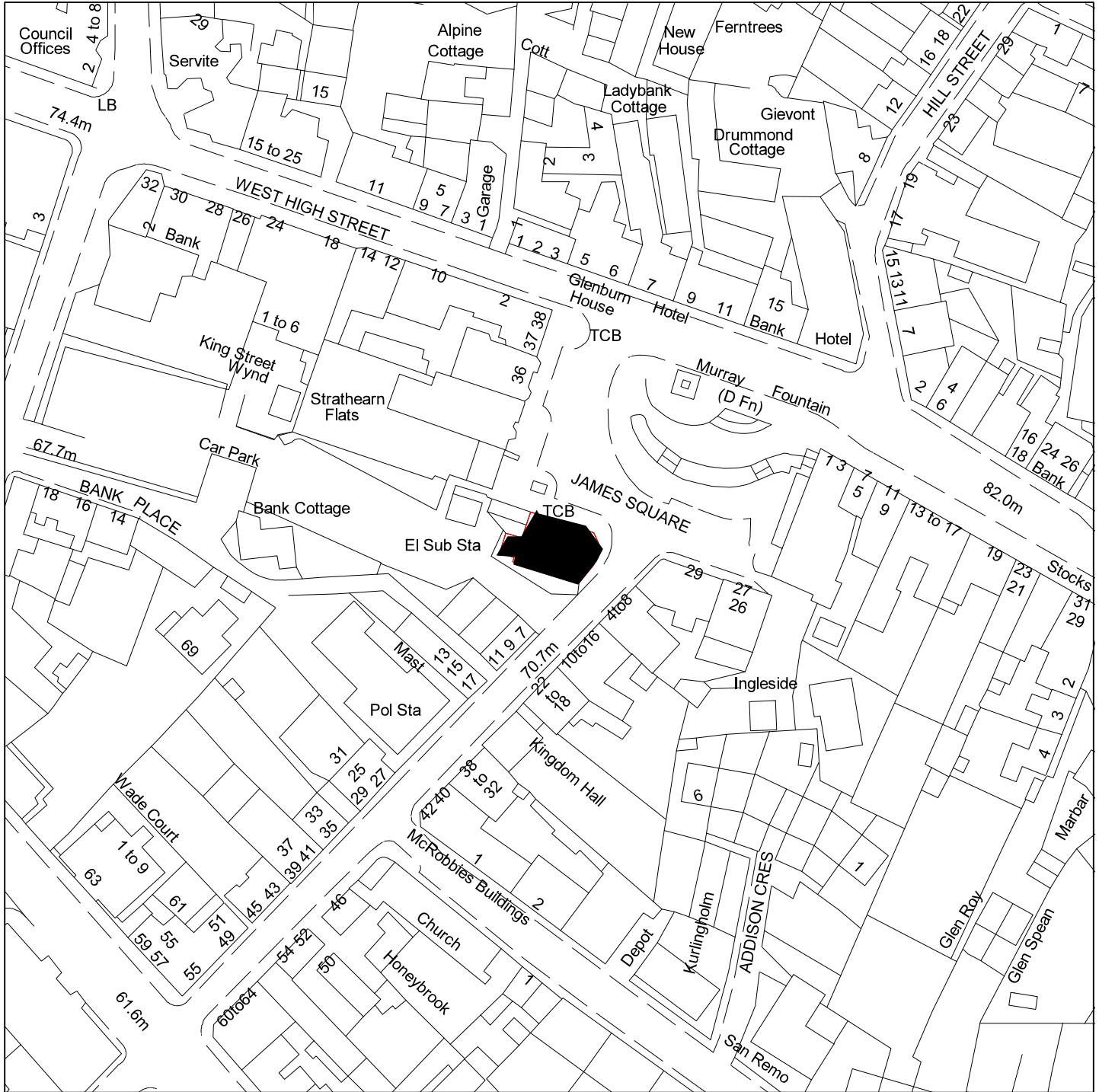
**D Informatives**

- 1 The property is listed Category B; Item 85; Crieff Burgh. It is therefore necessary to submit the application to Historic Scotland for ratification of the Council's decision, if it is approved by this Committee.
- 2 This consent only relates to approval of application reference 09/01857/LBC for Listed Building consent and does not include any approval for the related planning application reference 09/01856/FUL.

Background Papers: None  
 Contact Officer: John Williamson Ext 75360  
 Date: 11 January 2010

**Nick Brian**  
**Development Quality Manager**

Installation of wireless link equipment, 32 James Square, Crieff



Scale : 1:1250

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<b>Organisation</b>	Perth & Kinross Council
<b>Department</b>	Planning
<b>Comments</b>	
<b>Date</b>	24 December 2009
<b>SLA Number</b>	100013289

