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**REPORT OF HANDLING FOR APPLICATION 24/02149/FUL**

<b>ADDRESS</b>	Site Outside 40 Stockwell Street Glasgow	<div>Item 3</div> <div>27th May 2025</div>
<b>PROPOSAL</b>	Removal of telephone boxes and replacement with digital communications kiosk.	

  

<b>DATE OF ADVERT</b>	13 September 2024
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	None received.
<b>PARTIES CONSULTED AND RESPONSES</b>	Transport Planning
<b>PRE-APPLICATION COMMENTS</b>	No formal pre-application.

  

<b>EIA – MAIN ISSUES</b>	Not applicable
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	Not applicable
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	Not applicable
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	Not applicable
<b>S75 AGREEMENT SUMMARY</b>	Not applicable
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	Not applicable
<b>NPF4 POLICIES</b>	<b>Policy 1:</b> Tackling the Climate and Nature Crisis <b>Policy 2:</b> Climate Mitigation and Adaptation <b>Policy 14:</b> Design, Quality and Place <b>Policy 23:</b> Health and Safety
<b>CITY DEVELOPMENT PLAN POLICIES</b>	The City Development Plan consists of high-level policies with statutory supplementary guidance providing further information or detail in respect of the policies. The following are considered relevant to the application:  <b>CDP1:</b> The Placemaking Principle <b>SG1:</b> The Placemaking Principle (Part 2), Section 8 – Signs and Advertising

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	<b>CDP9:</b> Historic Environment <b>SG9:</b> Historic Environment
<b>OTHER MATERIAL CONSIDERATIONS</b>	The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984
<b>REASON FOR DECISION</b>	The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's lack of accordance with the Development Plan.

	<b>COMMENTS</b>
<b>PLANNING HISTORY</b>	<p>Display of internally illuminated digital display panel on telephone kiosk Ref. No: 16/02620/DC   Status: Withdrawn</p> <p>Erection of replacement telephone kiosk. Ref. No: 17/00014/DC   Status: Decided - Grant Subject to Condition(s)</p> <p>Display of internally illuminated advertisement on telephone kiosk Ref. No: 17/02398/DC   Status: Decided - Grant Subject to Condition(s)</p> <p>Display of illuminated digital advertising within replacement digital communications kiosk ##WITHDRAWN - DUPLICATE SUBMISSION## Ref. No: 24/02119/ADV   Status: Withdrawn</p>
<b>SITE VISITS (DATES)</b>	04/11/2024
<b>SITING</b>	The application site is the public footpath at the junction adjoining Sockwell Street and Osborne Street and is currently occupied by 2No public phone boxes. The proposal is within the City Centre and the Central Conservation Area, comprising of a mix of predominately commercial uses.
<b>DESIGN AND MATERIALS</b>	The proposed digital kiosk is a free-standing structure featuring digital display screen on the South facing elevation on Stockwell Street. The dimensions of the digital kiosk are 1115mm (w) x 884mm (d) x 2458mm (h). The digital screen displays are inset within the kiosk and are 925mm (w) x 1535 (h).
<b>DAYLIGHT</b>	Not applicable
<b>ASPECT</b>	Not applicable
<b>PRIVACY</b>	Not applicable
<b>ADJACENT LEVELS</b>	Not applicable
<b>ACCESS AND PARKING</b>	Not applicable
<b>SITE CONSTRAINTS</b>	The site is located within the Central Conservation Area.
<b>OTHER COMMENTS</b>	When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. By Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. In addition, Section 64 of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

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The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposal preserves or enhances the character or the appearance of the Listed Building and of the Conservation Area;
- c) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of NPF4 adopted 13<sup>th</sup> February 2023 and the Glasgow City Development Plan adopted 29<sup>th</sup> March 2017.

### **National Planning Framework 4 (NPF 4)**

**Policy 1:** Tackling the climate and nature crises

**Policy 2:** Climate mitigation and adaption.

Policies 1 and 2 are overarching policies which must be taken into consideration for all development proposals: *when considering all development proposals significant weight will be given to the global climate and nature crises.*

#### **Comment:**

The proposed development would not directly address the global climate emergency and nature crises.

### **Policy 14:** Design, Quality and Place

The intent of Policy 14 is *to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.*

#### **Comment**

The proposal is consistent with Policy 14 insofar it would not have a detrimental impact on public amenity.

### **CITY DEVELOPMENT PLAN**

#### **CDP 1 and SG 1: The Placemaking Principle**

#### **Public Realm - 6.11 Street Furniture - Proposals for street furniture should:**

- a) *allow adequate sight lines (i.e. usually, more than 450mm from the end of the footpath);*
- b) *not be located on footways less than three metres wide;*
- c) *not result in clutter when added to existing street furniture;*
- d) *display and integrated approach in terms of design and siting i.e. boundary walls, railings, signage, cycle storage or stands etc should all be carefully co-ordinated and integrated into the overall design; and*
- e) *ensure that cycle storage is located in areas of high visibility*

#### **Case Officer Comment:**

A digital kiosk in this City Centre location poses road safety risks due to the proximity to the junction and pedestrian crossing, as it might distract drivers or pedestrians. The concerns highlighted by transport planning are that the build out contains a layby with a taxi rank and for vehicles to merge safely with traffic then the proposed digital advertisement may distract oncoming vehicles. On this basis, it is recommended that the application should be **refused**.

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	<p>Whilst the application was live, the applicant was asked to consider rotating the kiosk to face away from the traffic flow, in line with transport planning recommendations. Unfortunately, this suggestion was declined, leading to the application's refusal on public safety grounds.</p> <p><b>CDP 9 - The Historic Environment</b></p> <p>This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Listed Buildings, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.</p> <p>The proposal is consistent with CDP9 and SG9 in that it will not have an adverse impact on historical assets or the Central Conservation Area.</p> <p><b>Conclusion:</b></p> <p>With respect of a) and b), the proposal is not in accordance with the City Development Plan due to the road safety concerns raised. With respect of c), there were no material considerations which outweighed this variance with the Development Plan. As a result, the application is recommended to be <b><u>refused</u></b>.</p>
<b>RECOMMENDATION</b>	<b>Refuse.</b>

Date	06/12/2024	DM Officer	Cameron Wilson
Date	<u>17/12/2024</u>	DM Manager	Max Wilson

### Reasons for Refusal

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposed development would have an adverse effect on public safety through increased driver and pedestrian distractions and would therefore be contrary to the adopted City Development Plan, specifically Policy CDP1: Placemaking.

### Drawings

The development shall not be implemented in accordance with the drawing(s)

1. LOCATION PLAN Received 30 August 2024
2. PROPOSED VIEW Received 30 August 2024
3. NWP-KIOSK/001 PROPOSED ELEVATIONS Received 30 August 2024
4. SITE PLAN Received 26 November 2024

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

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