

REPORT OF HANDLING FOR APPLICATION 24/02223/FUL

ADDRESS	Site Adjacent To 318 Clyde Street On Jamaica Street Glasgow
PROPOSAL	Removal of telephone boxes and replacement with digital communications kiosk.
DATE OF ADVERT	27 September 2024
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	None received.
PARTIES CONSULTED AND RESPONSES	Transport Planning
PRE-APPLICATION COMMENTS	No formal pre-application.
EIA – MAIN ISSUES	Not applicable
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	Not applicable
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	Not applicable
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	Not applicable
S75 AGREEMENT SUMMARY	Not applicable
DETAILS OF DIRECTION UNDER REGS 30/31/32	Not applicable
NPF4 POLICIES	Policy 1: Tackling the Climate and Nature Crisis Policy 2: Climate Mitigation and Adaptation Policy 14: Design, Quality and Place Policy 23: Health and Safety
CITY DEVELOPMENT PLAN POLICIES	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: CDP1: The Placemaking Principle SG1: The Placemaking Principle (Part 2), Section 8 – Signs and Advertising

	CDP9: Historic Environment SG9: Historic Environment
OTHER MATERIAL CONSIDERATIONS	The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984
REASON FOR DECISION	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.

	COMMENTS
PLANNING HISTORY	<p>Display of internally illuminated digital display panel on telephone kiosk Ref. No: 16/02623/DC Status: Withdrawn</p> <p>Erection of replacement telephone kiosk. Ref. No: 17/00015/DC Status: Decided - Grant Subject to Condition(s)</p> <p>Display of internally illuminated advertisement on telephone kiosk Ref. No: 17/02400/DC Status: Decided - Grant Subject to Condition(s)</p>
SITE VISITS (DATES)	04/11/2024
SITING	The application site is the public footpath at the junction adjoining Jamaica Street and Clyde Street and is currently occupied by 1No public phone boxes. The proposal is within the City Centre and the Central Conservation Area, comprising of a mix of predominately commercial uses.
DESIGN AND MATERIALS	The proposed digital kiosk is a free-standing structure featuring digital display screen on the South facing elevation on Jamaica 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).
DAYLIGHT	Not applicable
ASPECT	Not applicable
PRIVACY	Not applicable
ADJACENT LEVELS	Not applicable
ACCESS AND PARKING	Not applicable
SITE CONSTRAINTS	The site is located within the Central Conservation Area.
OTHER COMMENTS	<p>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.</p> <p>The issues to be taken into account in the determination of this application are</p>

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 13th February 2023 and the Glasgow City Development Plan adopted 29th 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 kiosk is located behind strategic road signage and facing the oncoming traffic. The proposed location is a potential distraction to drivers reading and interpreting the information on the sign and to the advanced stop line at the signalised junction at Clyde Street. On this basis, it is recommended that the application should be **refused**.

	<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>CDP 9 - The Historic Environment</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>Conclusion:</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 <u>refused</u>.</p>
RECOMMENDATION	Refuse.

Date	17/12/2024	DM Officer	Cameron Wilson
Date	<u>18/12/2024</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. NWP-KIOSK/001 - PROPOSED ELEVATIONS Received 6 September 2024
2. PY4056/001 - EXISTING ELEVATIONS Received 6 September 2024
3. PY4623-028-002 - SITE PLAN Received 6 September 2024

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