

Item 4j **13/00795/CB3**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Erection of 3 post mounted CCTV cameras at the junction of Factory Way/ Pilling Lane, Grime Street/ Poplar Street and Factory Way/ Spurrier Square.**

Location **Factory Way, Spurrier Square And Clydesdale Drive Chorley**

Applicant **Chorley Council**

Consultation expiry: 10 October 2013

Application expiry: 30 October 2013

Proposal

1. This application relates to the erection of 3 pole mounted CCTV cameras associated with the residential development of the former Lex site at Pilling Lane. This application has been submitted by the Council's Community Safety Team.

Recommendation

2. It is recommended that this application is granted conditional planning approval

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Background information
 - Proposed Development
 - Public Consultation

Consultations

4. **The Architectural Design and Crime Reduction Advisor** has confirmed that prior consultation has taken place between the Chorley Borough Council and the Neighbourhood Policing Team and there are no additional comments to make regarding this application.

Assessment

Background Information

5. Outline planning permission to redevelop the former Lex site on Pilling Lane for residential development was granted in 2005. At that time it was established that financial contributions were necessary to mitigate the impacts of the development on the surrounding area and provide for local facilities. This included funding towards community safety and included the following obligation:

Community Facilities Benefit- a contribution to include a neighbourhood warden service and/or CCTV facilities to benefit the local area.

6. The proposals are to prevent and reduce anti-social behaviour, criminal damage and crime in the local area.

Proposed Development

7. The proposals include the erection of three 7m high pole mounted CCTV cameras at the following locations:
 - The junction of Pilling Lane and Factory Way to cover the entrance into the new development, Pilling Lane and the entrance to Rangletts Recreation Ground.
 - The junction of Factory Way and Spurrier Square to cover the open area of land and the road in and out of the development

- The junction of Albion Walk and Grime Street to cover the pedestrian access point to the development and the car park.
8. The design of the cameras is a dome/pan, tilt model which is standard in both urban and commercial areas. The design reflects other CCTV cameras in the Borough. All of the columns will be 7m high steel columns with concrete bases.
 9. The cameras can rotate 360°, tilt between +60° and -90°, zoom up to 100m and can capture images during the day and night. The residents' privacy has been taken into account and the cameras include programmed privacy zones to avoid capturing unnecessary images such as private bedrooms. The cameras will record the areas continuously and randomly and footage will only be stored if it relates to a specific criminal or anti-social behaviour incident. The cameras operate at a noise level of less than 50db and encompass a frame noise reduction service.

Public Consultation

10. Prior to the submission of this application the Council's Community Safety Team undertook public consultation with the residents of the area seeking their thoughts on the proposed CCTV cameras.
11. In total 21 people responded to the consultation and although a number of people objected to the proposed three locations, raising concerns such as loss of privacy, the units will create an eyesore and will have a negative impact on future potential purchasers of properties, the results showed a greater number of residents supported the proposals than objected to them.
12. The immediate neighbours to the proposed CCTV columns were consulted via letter as part of this planning application and site notices were erected close to the three sites however no letters of objection have been received.

Overall Conclusion

13. It was always envisaged that CCTV in this area may be required hence why a planning obligation was secured when the outline planning approval was granted at the former Lex site. The 3 seven metre high pole mounted CCTV cameras reflect other street furniture within the area and are considered to be acceptable.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review:

- **GN1:** Settlement Policy- Main Settlements
- **GN5:** Building Design and Retaining Existing Landscape Features and Natural Habitats
- **HS1:** Housing Allocations

Central Lancashire Core Strategy (adopted July 2012)

Policies to be given weight are:

- **Policy MP** clarifies the operational relationship between the Core Strategy and the National Planning Policy Framework. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the framework. Planning policies that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date the Council will grant planning permission unless material considerations indicate otherwise taking into account Policy MP a) and b).
- **Policy 1** Locating Growth
- **Policy 4** Housing Delivery
- **Policy 26:** Crime and Community Safety

Emerging Local Plan

Publication Chorley Local Plan 2012 - 2026

Relevant Policies are:

- HS1: Housing Site Allocations
- BNE1: Design Criteria for New Development.

Planning History

04/00934/OUTMAJ- Residential development including roads, sewers, open space, landscaping and associated works. Approved

07/01228/REMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved

07/01227/REMAJ- Reserved Matters Application for the construction of access road, public open space, children's play area and associated landscaping. Approved

07/01226/REMAJ- Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved

Recommendation: Permit Full Planning Permission

Conditions

1. The proposed development must be begun not later than three years from the date of this permission. *Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Location Plan	3.2	23 rd August 2013
Location Plan for Column 1	3.3	23 rd August 2013
Location Plan for Column 1	CCTV loc 1	23 rd August 2013
Location Plan for Column 2	3.4	23 rd August 2013
Location Plan for Column 2	CCTV loc 2	23 rd August 2013
Location Plan for Column 3	3.5	23 rd August 2013
Location Plan for Column 3	CCTV loc 3	23 rd August 2013

Reason: For the avoidance of doubt and in the interests of proper planning