

APPLICATION REPORT – 18/00206/CB3

Validation Date: 7 March 2018

Ward: Chorley East

Type of Application: Chorley Regulation 3

Proposal: Installation of CCTV camera on 8m pole

Location: Tatton Community Centre Silverdale Road Chorley PR6 0PR

Case Officer: Simon Forster

Applicant: Chorley Borough Council

Agent: N/A

Consultation expiry: 29 March 2018

Decision due by: 2 May 2018

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located within Tatton Recreation Ground, within the settlement of Chorley. The recreation ground is located immediately to the north and east of Rosklyn Road and Worthy Street respectively. A community centre, bowling green, play areas and tarmac games court are all located within the boundaries of the Recreation Ground and in close proximity to the application site. A number of mature trees line the boundaries of the recreation ground adjacent to Rosklyn Road and Worthy Street and there is also scattered tree planting along the northern and eastern boundaries.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the installation of a CCTV camera on an 8m pole, with cabinet base, located adjacent to the existing bowling green in the southern part of the recreation ground.

REPRESENTATIONS

4. No representations have been received.

PLANNING CONSIDERATIONS

5. The main issues for consideration are as follows:
 - The principle of development
 - Loss of open space
 - Impact on the character and appearance of the locality
 - Impact on neighbour amenity

Principle of development

6. The National Planning Policy Framework (The Framework) strongly supports proposals that sustain and enhance economic growth. It states in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system.

7. Policy V2 of the Chorley Local Plan 2012 – 2026 states:

'Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other policies and proposals within this plan.'

8. In this context it is considered that the proposed development is acceptable in principle.

Loss of open space

9. The application site is allocated as open space under policy HW2 of the Chorley Local Plan 2012-2026 states:

'Land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected.'

10. The proposed development would not result in any physical loss of open space and the installation is designed to protect users of the site and the site itself from crime and anti-social behaviour. The proposed development is, therefore, considered to be consistent with the provisions of policy HW2.

Impact on the character and appearance of the locality

11. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states:

'Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.'

12. The application site is located within a recreation ground in close proximity to a community centre, bowling green, play areas, tarmac games court and grassed open space. There are a number of existing poles across the recreation ground supporting signs, light columns and floodlighting. The proposed pole would be fabricated from galvanised mild steel and would be 8m high with the camera located at the top on a bracket and a cabinet to the base. The design and scale of the proposed development is considered to be acceptable and it is not considered that the pole and camera would harm the character and appearance of the locality.

Impact on neighbour amenity

13. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states:

'Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.'

14. The proposed development would be located over 60m from the nearest residential properties and privacy zoning would be installed on the camera to allow viewing restrictions to be put in place on adjacent private land and property area. It is noted that the camera would be operated in strict accordance with BSIA (British Security Industry Association)

standards with confidentiality clauses adhered to. The installation is also designed to prevent crime and anti-social behaviour on the recreation ground.

15. In this context it is not considered that the proposed development would result in harm to the level of amenity currently enjoyed by neighbours.

CONCLUSION

16. There would be no loss of public open space or unacceptable impact on the overall character and appearance of the area or the amenity of neighbouring occupiers. On the basis of the above, it is recommended that planning permission be granted subject to conditions.

RELEVANT HISTORY OF THE SITE

17. There is no recent relevant planning history.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested 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 approved plans below:

Title	Plan Ref	Received On
Location Plan of Proposed CCTV at Tatton Rec	n/a	2 nd March 2018
Tatton Rec Location Plan and Distance from Residential Properties	n/a	2 nd March 2018
RV30-1080 HD Series datasheet	n/a	2 nd March 2018
8 Mtr Cabinet Based Mast	5022018MA.01	2 nd March 2018

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.