

## **APPLICATION REPORT – 18/00221/CB3**

**Validation Date: 7 March 2018**

**Ward: Chorley East**

**Type of Application: Chorley Regulation 3**

**Proposal: Installation of CCTV camera on 8m pole**

**Location: East Way Chorley**

**Case Officer: Simon Forster**

**Applicant: Chorley Borough Council**

**Agent: N/A**

**Consultation expiry: 2 April 2018**

**Decision due by: 2 May 2018**

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### **RECOMMENDATION**

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

### **SITE DESCRIPTION**

2. The application site is located within the settlement of Chorley at the junction of Steeley Lane and East Way in the adopted pedestrian footway. The area in the vicinity of the application site is urban in character with residential dwellings located to the east and industrial uses to the west.

### **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 in the adopted pedestrian footway area in close proximity to a cycleway connecting Seymour Road to Steeley Lane.

### **REPRESENTATIONS**

4. No representations have been received.

### **CONSULTATIONS**

5. Waste & Contaminated Land – Have confirmed that they have no comments.
6. Lancashire Highway Services – have made recommendations regarding the precise siting of the CCTV pole within the footway but have no objections to the proposal.

### **PLANNING CONSIDERATIONS**

7. The main issues for consideration are as follows:
  - The principle of development

- Impact on the character and appearance of the locality
- Impact on neighbour amenity
- Highway safety

#### Principle of development

8. 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.

9. 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.'*

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

#### 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 an urban setting with numerous poles and columns in the local streetscene. 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 10m and 20m from the residential properties located to the north and south of Seymour Street respectively 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 in the local area.

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.

#### Highway safety

16. The application site is located along a stretch of East Way where on street parking is prohibited by double yellow lines, therefore, it is not considered that the proposed development would have any impact on car parking. It is also noted that LCC Highways

have provided guidance on the precise location of the pole but have not raised objections to the proposed development. It is, therefore, considered that there would be no unacceptable impact on highway safety.

## CONCLUSION

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

## RELEVANT HISTORY OF THE SITE

18. 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 showing proposed CCTV installation on Steeley Lane	n/a	6 <sup>th</sup> March 2018
Plan showing CCTV location and associated distances to residential properties	n/a	6 <sup>th</sup> March 2018
RV30-1080 HD Series datasheet	n/a	6 <sup>th</sup> March 2018
8 Mtr Cabinet Based Mast	5022018MA.01	6 <sup>th</sup> 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.*