

APPLICATION REPORT – 18/00223/CB3

Validation Date: 7 March 2018

Ward: Chorley North East

Type of Application: Chorley Regulation 3

Proposal: Installation of CCTV camera on 8m pole

Location: Water Street Car Park Water Street Chorley

Case Officer: Simon Forster

Applicant: Chorley Borough Council

Agent: N/A

Consultation expiry: 2 April 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 the settlement of Chorley near the western boundary of Water Street car park. The application site is located within the car park and not the adopted highway.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for the installation of a CCTV camera on an 8m pole, with cabinet base, within Water Street Car Park.

REPRESENTATIONS

4. One representation has been received objecting to the proposals. The comments can be summarised as follows:
 - The proposal would ruin the character of the area
 - The proposal would encourage criminals to the area
 - The proposal would have an adverse effect on the local wildlife

CONSULTATIONS

5. 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

6. The main issues for consideration are as follows:

- The principle of development
- Impact on character and appearance of the St. Laurence's Conservation Area
- Impact on the character and appearance of the locality
- Impact on neighbour amenity
- Highway safety

Principle of development

7. 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.
8. 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.'

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

Impact on character and appearance of the St. Laurence's Conservation Area

10. Policy BNE8 of the Chorley Local Plan 2012-2026 states that applications will be granted where they sustain, conserve, and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment.
11. The proposed CCTV pole would be located on an existing car park of typical tarmac construction which features numerous different types of light columns, litter bins and highways barriers. In this context it is, therefore, considered that the proposed development would not appear out of place or discordant within the streetscene and would preserve the appearance of the St Laurence's Conservation Area.

Impact on the character and appearance of the locality

12. 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.'

13. 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

14. 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.'

15. The proposed development would be located approximately 35m and 42m from the nearest residential properties located on Water Street and Hollinshead 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.

16. 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

17. The installation of the CCTV pole would not result in a loss of car parking spaces on Water Street car park. 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

18. There would be no adverse impact on character and appearance of the St. Laurence's Conservation Area, the 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.

OTHER MATTERS

19. It is noted that the neighbour representation received makes reference to harm to wildlife as a result of the proposal. The CCTV pole is to be located in an urban area within an existing area of hardstanding and there will be no vegetation loss as a result of the proposal. It is, therefore, not considered that there will be any harm to the local wildlife.

20. It is also noted that the neighbour representation makes reference to the proposal encouraging criminals. The installation is designed to prevent crime and anti-social behaviour in the local area therefore it is not considered that the proposal will encourage criminal activity.

RELEVANT HISTORY OF THE SITE

21. 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 for CCTV Installation on Water Street Car Park	n/a	6 th March 2018
Distance of CCTV from surrounding properties	n/a	6 th March 2018
RV30-1080 HD Series datasheet	n/a	6 th March 2018
8 Mtr Cabinet Based Mast	5022018MA.01	6 th 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.