

APPLICATION REPORT – 22/00790/CB3

Validation Date: 2 September 2022

Ward: Chorley East

Type of Application: Full Planning

Proposal: Installation of 2no. pole mounted CCTV cameras on recreation ground site (following removal of existing camera and pole) (retrospective)

Location: Tatton Community Centre Silverdale Road Chorley PR6 0PR

Case Officer: Chris Smith

Applicant: Chorley Council

Agent: Mr Harvinder Randhawa

Consultation expiry: 23 September 2022

Decision due by: 8 December 2022

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site is located in within the settlement area of Chorley, in the north west corner of Tatton Recreation Ground which is an area of existing open space as defined by policy HW2 of the Chorley Local Plan 2012-2026.
3. Immediately to the north and west the site is bounded by densely built up terraced residential properties. To the east a variety of land uses are evident including Tatton Community Centre

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission retrospectively for the erection of 2no. pole mounted CCTV cameras following the removal of an existing CCTV pole and camera. The pole is approximately 8.5m high and 1no. camera is mounted at the top of the pole with the other camera mounted at a height of approximately 3.6m above ground level. The cameras face in and towards the recreation ground site.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. The Coal Authority – Standing Advice/Low Risk.

PLANNING CONSIDERATIONS

Principle of the development

7. The National Planning Policy Framework (The Framework) states that plans and decisions should apply a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
8. The application site is located in the core settlement area of Chorley. Policy V2 of the Chorley Local Plan 2012 - 2026 states that 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.
9. The principle of the proposed development is, therefore, considered to be an acceptable one, subject to material planning considerations.

Design

10. Policy BNE1 of the Chorley Local Plan 2012 - 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, materials orientation, use of materials.
11. The development has a slender and relatively inconspicuous profile which enables it to blend in with its surroundings which is an area of open amenity space adjacent to Tatton Community centre where a wide variety of functional structures are already evident including playground equipment, lamp posts, rubbish bins and telecommunications service boxes. Whilst the development is visible from vantage points located beyond the site including from Worthy Street to the west, it is not seen as an unduly prominent structure and is viewed entirely within the context of the existing built development as described above.

Impact on the amenity of neighbouring occupiers

12. Policy BNE1 of the Chorley Local Plan 2012-2026 states that 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.
13. The CCTV cameras face in and towards the adjacent open space and do not face towards neighbouring residential properties located to the north of the site along Lyons Lane or properties to the east of the site along Worthy Street. It is not considered, therefore, that the development has an unacceptable adverse impact on neighbouring amenity as a result of privacy loss or indeed as a consequence of perceived loss of privacy as it can be easily discerned that the cameras only face towards the adjacent open space.

CONCLUSION

14. The proposed development does not have an unacceptable adverse impact on the character and appearance of the existing site or the surrounding area, nor does it cause any significant harm to the amenity of neighbouring residents. It is, therefore, considered that the development accords with the National Planning Policy Framework and policy BNE1 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved

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.

RELEVANT HISTORY OF THE SITE

Ref: 75/00854/FUL **Decision:** DEEMED **Decision Date:** 23 December 1975
Description: Erection of 8 Floodlighting Columns

Ref: 87/00248/FUL **Decision:** PERFPP **Decision Date:** 15 June 1987
Description: Use of car park for car boot sales not more than once every six weeks

Ref: 98/00158/FUL **Decision:** PERFPP **Decision Date:** 20 May 1998
Description: Provision of apparatus for in-line skate park,

Ref: 09/00702/CB3 **Decision:** PERFPP **Decision Date:** 12 April 2010
Description: Erection of 8m high flagpole to display Green Flag Award

Ref: 10/00038/FUL **Decision:** WDN **Decision Date:** 18 February 2010
Description: To erect a 2.4mtr fence around the bowling green and garden area and to close the existing access gate from Rosklyn Road

Ref: 10/00141/FUL **Decision:** WDN **Decision Date:** 15 January 2016
Description: Erection of a 2.4 metre high fence to the north and west sides (including gates in the fence to the north) of the bowling green and garden areas

Ref: 18/00206/CB3 **Decision:** PERFPP **Decision Date:** 25 April 2018
Description: Installation of CCTV camera on 8m pole

Suggested conditions

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

Title	Plan Ref	Received On
Location Plan	301	21 July 2022
Proposed Site Plan	303	21 July 2022
CCTV Camera Elevation	305	2 September 2022

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