

Application No:	2008/0508	Application Type:	Full Application
Proposal:	Erection of 1 no CCTV camera mounted on an 8.0m high column	Location:	Land adj 15 Bank Street and land adj 1 Newchurch Road, Rawtenstall
Report of:	Executive Director of Regulatory Services	Status:	For Publication
Report to:	Development Control Committee	Date:	1 September 2008
Applicant:	Rossendale Borough Council	Determination Expiry Date:	16 September 2008
Agent:			

REASON FOR REPORTING

Council's own development Yes

APPLICATION DETAILS

1. The Site

1.1 The application site is split into two parts. Both are located within the town centre of Rawtenstall. One is adjacent to the Rams Head Public House on Newchurch Road and one is located in the car park at the end of Bank Street. Camera one is located within the footway adjacent to an existing flower bed and behind existing railings at the edge of the footway. Camera two is located at the edge of the car park and is to be sited on the footway at the back of the car park. Both sites are located within the Urban Boundary and the town centre Conservation Area.

2. Relevant Planning History

2.1 None.

3. The Current Proposal

3.1 It is proposed to locate 2 no. close circuit television camera on an 8.0m high column in different areas of the town centre. The cameras will be a domed structure and would be supported from the column. The column would be constructed from galvanised steel and painted black.

4. Policy Context

4.1 **National Planning Guidance**

PPS1 - Sustainable Development

4.2 **Development Plan Policies**

Saved Policies of the Adopted Joint Lancashire Structure Plan (Adopted 2005)

Policy 1 - General Policy

Saved Policies of the Adopted Rossendale District Local Plan (Adopted 1995)

DS1 - Urban Boundary

DC1 - Development Control

HP1 – Conservation Area

4.3 **Other Material Planning Considerations**

Circular 5/94 – Planning Out Crime

5. **CONSULTATIONS**

5.1 **INTERNAL CONSULTATIONS**

None.

5.2 **EXTERNAL CONSULTATIONS**

Lancashire County Council Highways – No highway comments.

6. **REPRESENTATIONS**

6.1 A site notice was posted on 08/08/2008 as shown on the site plan. Fifteen neighbours were notified by letter on 04 July 2008 to accord with the General Development Procedure Order. The site notice has been posted to go above and beyond the regulatory requirement to ensure a high level of Community engagement to accord with PPS1.

No representations have been received.

7. **REPORT**

7.1 The main considerations of the application are the visual amenity, residential amenity and highway safety of the proposal.

7.2 The cameras would be located in two areas of the Town Centre. They would be mounted on an 8.0m black steel post and would have a domed appearance. The proposal is acceptable in visual amenity terms. In terms of the structure's impact upon the locality, the device would not look out of place in the locality and matches the streetlighting furniture that exists adjacent to the site. The structure has no impact upon the existing footway or car park.

8. HUMAN RIGHTS

- 8.1 The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

9. CONCLUSION

The proposed structure is considered acceptable in terms of its siting and its appearance.

10. RECOMMENDATION

That Committee approve the application subject to the recommended conditions.

11. REASONS FOR APPROVAL

The property is within the Urban Boundary and Town Centre Conservation Area. The proposed use will not harm the character of the area nor the amenity of occupiers of adjacent properties. There are no highway safety implications. The proposed development would not conflict with the criteria of saved policy DC1 – Development Criteria, nor saved policies DS1 – Urban Boundary and HP1 – Conservation Areas of the adopted Rossendale District Local Plan.

12. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason Required by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with plans received on 24 July 2008.

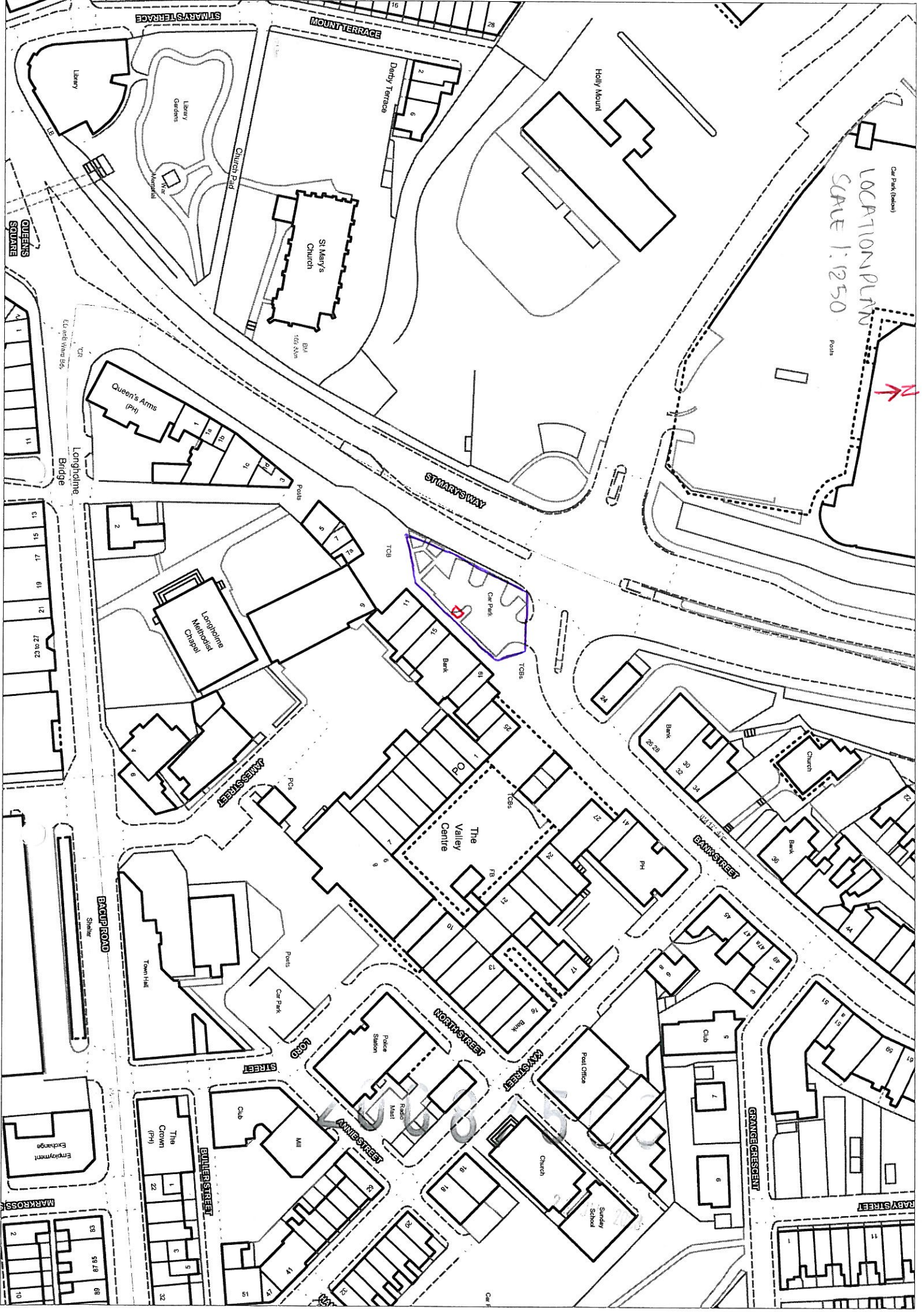
Reason To ensure the development complies with the approved plans and for the avoidance of doubt.

Contact Officer	
Name	Paul Talbot
Position	Planning Technician
Service / Team	Development Control
Telephone	01706 238637

Email address	planning@rossendalebc.gov.uk
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*LOCATION PLAN TO BE PROVIDED
ATTACH ALL APPENDICES*

LOCATION PLAN
SCALE 1:1250



ST MARY'S TERRACE

MOUNT TERRACE

QUEEN'S SQUARE

St Mary's Church

Queen's Arms (PH)

Longholme Methodist Chapel

ST MARY'S WAY

The Valley Centre

NORTH STREET

AMIES STREET

MARKROSS

BULLERS STREET

GRANGE CRESCENT

RABY STREET

ELM VINE BLDG

Longholme Bridge

BACKUP ROAD

BANK STREET

Employment Exchange

The Crown (PH)

Post Office

Sunday School

Club

Club

53 54 55 56 57 58

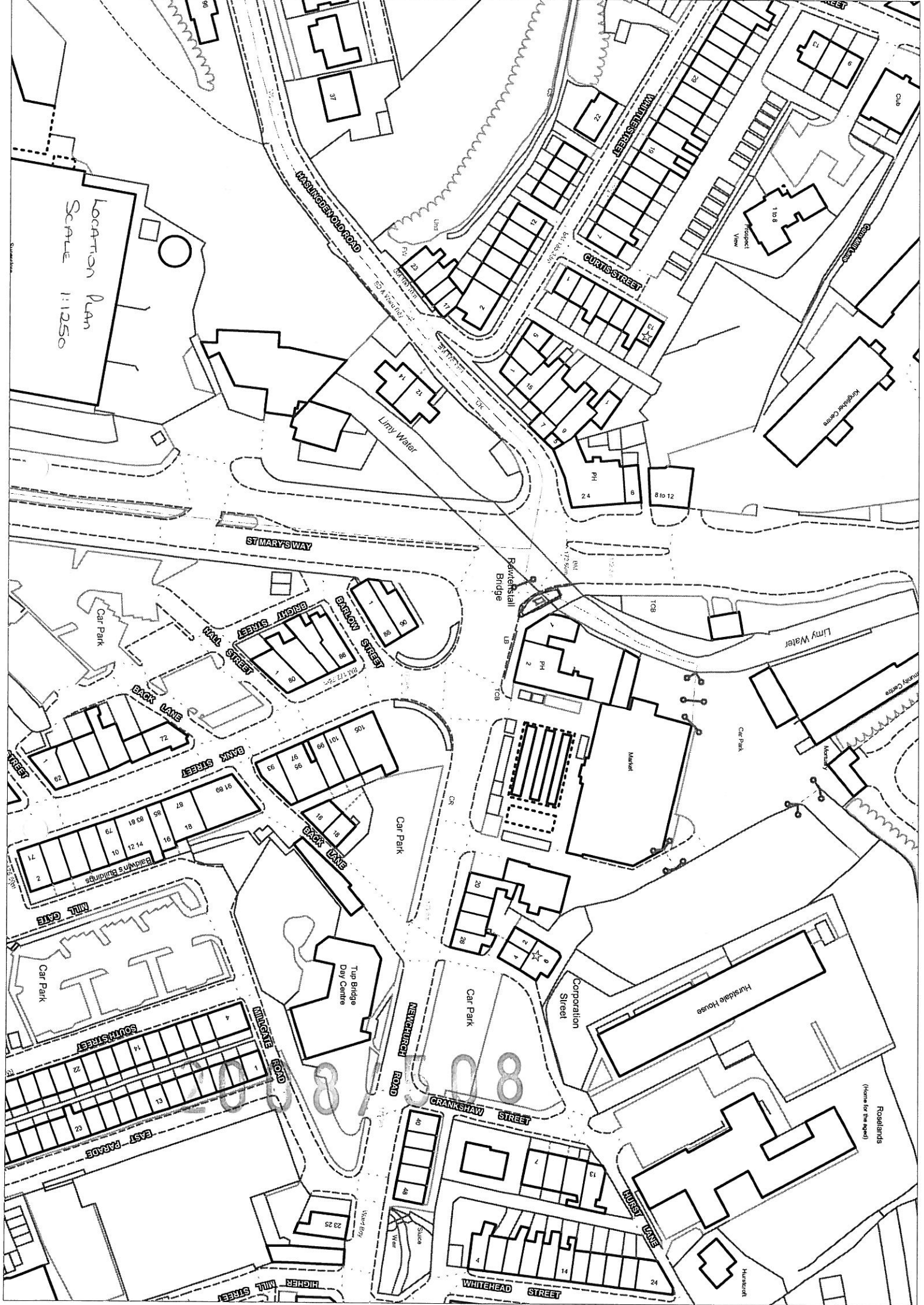
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Location Plan
Scale 1:1250