

<b>Application No:</b>	<b>2009/492</b>	<b>Application Type:</b>	Full
<b>Proposal:</b>	Installation of 8 m high column topped with CCTV camera and radio antenna	<b>Location:</b>	Traffic Island, St. Mary's Way, Rawtenstall
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	14 December 2009
<b>Applicant:</b>	Community Safety Officer Rossendale Borough Council	<b>Determination Expiry Date:</b>	14 December 2009
<b>Agent:</b>			

**REASON FOR REPORTING**

**Tick Box**

**Outside Officer Scheme of Delegation**

**X**

**Member Call-In**

Name of Member:  
Reason for Call-In:

**More than 3 objections received**

**Other** (please state) ..... RBC application

**HUMAN RIGHTS**

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.

## **APPLICATION DETAILS**

### **1. Site**

The application relates to a traffic island at the junction of St. Mary's Way/Bacup Road. This flat, grassed area, of irregular shape, is currently occupied by traffic signals and a number of light-grey coloured street lighting columns, some with direction signs mounted upon them.

It is located within Rawtenstall Town Centre and its Conservation Area, near to The Queens Arms PH, the Public Library and St Mary's Church (a Grade II listed building).

### **2. Relevant Planning History**

2009/405 - The same scheme was proposed as now being applied for. However, it was withdrawn in order that the Applicant could investigate whether CCTV coverage of this area could be achieved without need to erect an additional column here.

### **3. The Current Proposal**

In order to enhance public safety/reduce crime permission is sought for the installation of an 8m high black-painted column with a PTZ Dome Camera and a radio antenna (similar to that to the front of the premises of Abbey Building Society at 15 Bank Street).

This application is accompanied by additional information explaining why this site has been chosen and why the camera cannot be mounted on one of the existing columns

### **4. Policy Context**

#### **National Planning Guidance**

PPS1 Delivering Sustainable Development  
PPS6 Planning for Town Centres  
PPG15 Planning and the Historic Environment

#### **Development Plan Policies**

##### **Regional Spatial Strategy for the North West (2008)**

DP1-9 Spatial Principles  
EM1 Environmental Assets  
RT4 Management of the Highway Network

##### **Rossendale District Local Plan (1995)**

DS1 Urban Boundary  
DC1 Development Control  
HP1 Conservation Areas  
HP2 Listed Buildings

#### **Other Planning Considerations**

LCC Rawtenstall Historic Town Assessment Report (2006)

## **5. CONSULTATIONS**

### LCC (Highways)

No objections

### RBC (Conservation Officer)

No objection as it has been demonstrated that this is the most appropriate site for the new CCTV camera and it cannot be mounted on an existing column.

## **6. REPRESENTATIONS**

To accord with the General Development Procedure Order the application was publicised by way of a press notice and two site notices, and 12 letters were sent to neighbours.

No responses have been received.

## **7. ASSESSMENT**

The main considerations of this application are :

- 1) Principle; 2) Heritage Interest & Visual Amenity;
- 3) Neighbour Amenity; & 4) Highway Safety.

### Principle

The site is located within the Urban Boundary where the Council seek to locate most new development.

### Heritage Interest & Visual Amenity

Proposals in the Conservation Area, and near to Listed Buildings, should serve to preserve and enhance their character and appearance.

In this instance, the proposal cannot be said to preserve and enhance the character and appearance of Bacup Town Centre Conservation Area and nearby Listed Buildings, but will not form an unduly intrusive or incongruous feature in the street-scene.

I concur with the view of the Council's Conservation Officer that the harm to the heritage interest and visual amenity will not be significant, and it has been demonstrated that this is the most appropriate site for the new CCTV camera and it cannot be mounted on an existing column

### Neighbour Amenity

The surrounding uses are predominantly commercial/retail. Due to its separation distance from neighbouring buildings, and the existing columns of similar/greater heights, the proposed development will not result in a significant loss of amenity for neighbours.

### Highway Safety

The Highway Authority is satisfied that the proposed development will not be a distraction to drivers or interfere with the visibility of motorists. It has raised no objection to the proposal.

**8. SUMMARY REASON FOR APPROVAL**

The application is considered acceptable in principle within the Urban Boundary and will not detract to an unacceptable extent from the character and appearance of the Bacup Town Centre Conservation Area or nearby Listed Buildings or unduly affect neighbour amenity and highway safety. The scheme is considered to accord with PPS1/ PPG15, Policies RT4 / EM1 of the Regional Spatial Strategy, and Policies DC1 / HP1 / HP2 of the Rosendale District Local Plan.

**9. RECOMMENDATION**

Approve.

**10. CONDITIONS**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission  
Reason : Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
- 2. The development shall be carried out in accordance with the plans dated 20 October 2009, unless otherwise required by the conditions below or approved in writing by the Local Planning Authority.  
Reason : To ensure the development complies with the approved plans and for the avoidance of doubt.
- 3. Any construction works associated with the development hereby approved shall not take place except between the hours of 8:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction works shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.  
Reason : To safeguard the amenities of neighbours, in accordance with Policy DC1 of the Rosendale District Local Plan.

<b>Contact Officer</b>	
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