

Application Number 07/2017/3090/FUL & 3091/LBC

Address Worden Park
Leyland
Lancashire
PR25 1DJ

Applicant Mr Andrew Richardson
South Ribble Borough Council

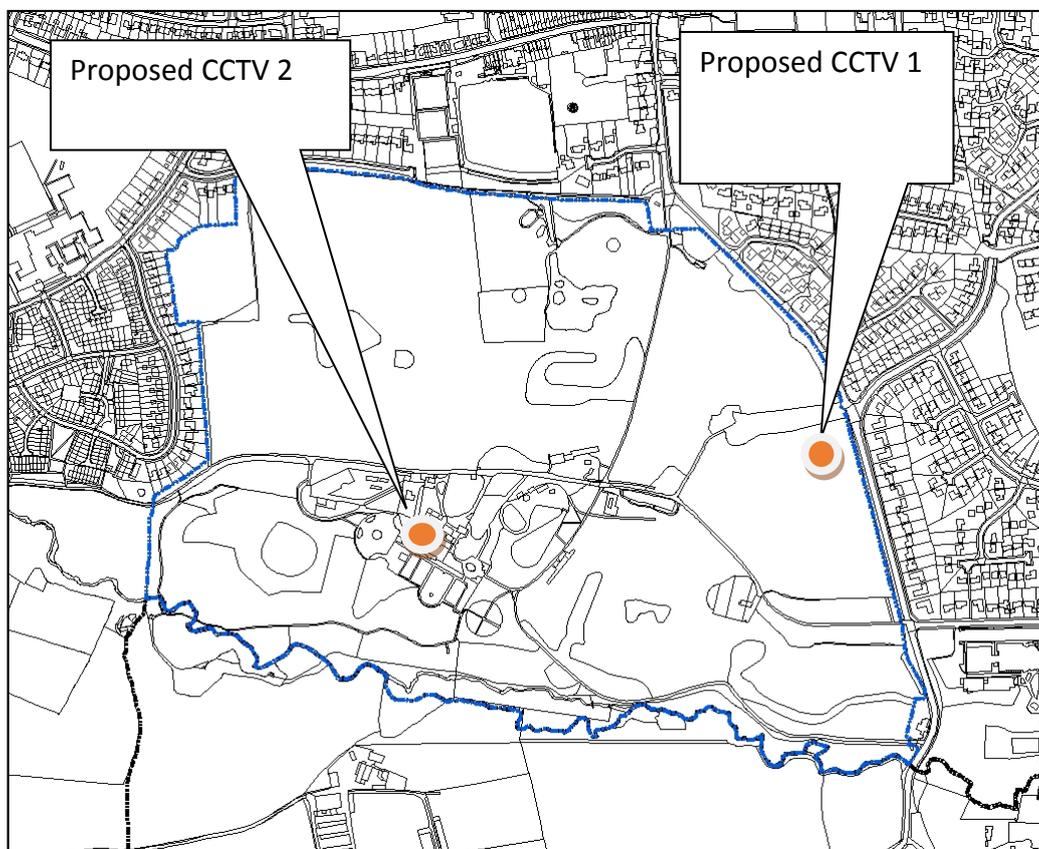
Development Installation of 2 no: 6.6m pole mounted CCTV cameras (main car park and formal gardens) within Worden Park

Officer Recommendation **Approval with Conditions (3090/FUL)**
Grant of Listed Building Consent (3091/LBC)

Officer Name **Mrs Debbie Roberts**

Date application valid 10.10.2017
Target Determination Date 05.12.2017
Extension of Time 31.12.17

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1. Introduction

1.1. These applications are being presented to Committee because the proposal seeks permission for works by the Borough Council's Neighbourhoods Services Team.

2. Report Summary

2.1. Identical applications for planning permission and listed building consent seek permission to erect 2 no: CCTV camera poles within Worden Park. Cameras would be used to monitor traffic flows and use of the car park, as well as deterring crime and disorder.

2.2. Policy, material consideration and justification for each are the same, but for ease of reading and time management purposes both applications will be presented as one.

2.3. Proposed changes are appropriate in both material and design, will sit well within the context of both protected and useable public space, and accord well to adopted national and local policy. National guidance requires the protection of designated heritage facilities but in a sustainable way which allows such assets to be used in a purposeful manner.

2.4. At the time of writing this report representation has not been made; the opinions of statutory consultees however have been taken into account and conditions recommended where appropriate. Late representation will be reported at Committee

2.5. It is therefore recommended that permission should be granted subject to the imposition of conditions for erection of 2 no: CCTV poles on the following basis – planning permission approved (07/2017/3090/FUL), and listed building consent granted (07/2017/3091/LBC).

3. Application Site and Surrounding Area

3.1. Worden Park enjoys a Grade II listed status and is registered on England's Schedule of Historic Parks and Gardens. The entire site spans 60ha, is bound to the south and south west by agricultural land and to the north and east by mixed use/residential buildings.

3.2. The applications refer to the northern side of the main car park (Location 1) and the rear of the formal garden rockery / conservatory (Location 2); both sections of the park being well screened by mature planting but easily accessible.

4. Site History

4.1. There are over 60 planning applications on the history of Worden Park; the majority of which relate to works elsewhere within the park or predate 1997.

4.2. Applications 07/2017/1797/FUL and 2017/1798/LBC for new toilets and other works including CCTV were brought to committee in August 2017 but were deferred at the request of Members. As CCTV provision is now urgent, applications to separate the scheme are necessary.

5. Proposal

5.1. Description of works

5.1.1. The applications seek permission to install 2 no: CCTV camera poles within Worden Park.

5.1.2. The poles would each be 6.6m in height, mounted on concrete footings (1.2m x 1.2m) and painted in Moss Green (RAL 6005). Cameras would be wireless and other than power to the main pole would not require cabling, with limited disturbance to recently renovated pathways. Poles are considered necessary to monitor use of the main car park, and to deter crime and disorder, but have been placed so as to remain as unobtrusive as possible.

5.1.3. Location 1 – This pole would be located to the north-eastern side of the main car park; screened in the north by deep tracts of woodland, but distant enough to avoid impact upon tree root plates. Power to the pole would be from the Worden Lane electricity main.

5.1.4. Location 2 – The pole is proposed to the rear (north) of the formal garden rockery providing surveillance of the formal gardens, conservatory (currently being refurbished) and Worden Hall courtyards. Power would run from adjacent buildings.

5.1.5. Trees adjacent to both locations would be protected during construction – a condition to secure the same is recommended.

6. Summary of Supporting Documents

- ☐ Scaled drawings/location plan are accompanied by Heritage Design & Access Statement (South Ribble: September 2017)

7. Representations

7.1. Summary of Publicity

7.1.1. A site notice and a newspaper advertisement has been posted and fifteen neighbouring properties consulted but representation has not been received.

8. Summary of Responses

8.1. The Councils **Ecology Consultant** has no objection. **LCC Highways, Leyland Historical Society, South Ribble Environmental Health** and **SRBC Arborist** have no objections

8.2. **Lancashire Constabulary** have not commented.

8.3. **Lancashire Gardens Trust** have not commented but this is not unusual and representation is rarely made

8.3 **Historic England** did not wish to be consulted on this occasion.

9 Material Considerations

9.3 Policy Background

9.3.1 Site Allocation - South Ribble Local Plan Policy G7 (Green Infrastructure) allows development within allocated areas where alternative provisions are similar or better in nature, and where change will not detrimentally affect the amenity value of the site. In addition Policy G9 (Worden Park) notes that "*Worden park requires major investment... to increase its use and develop further recreational and leisure uses within it*".

9.4 Heritage Protection/ Design - The NPPF states that when considering proposed development of a designated heritage asset, great weight should be given to its conservation which may be altered by development within its setting. In addition Core Strategy Policy 16 (Heritage Assets) seeks to protect such assets from inappropriate, harmful development

whilst Local Plan Policy G17 (Design) suggest that '*development should sustain, conserve and enhance the significance, appearance, character and setting of a heritage asset and its surrounding historic environment*'.

9.3.2 This scheme offers additional security to help prevent anti-social behaviour and vandalism, and to allow remote surveillance of well used car park, workspace and garden areas. Cameras will face into, rather than away from the park, and have been located so as to be as unobtrusive as possible.

9.3.3 It is considered that the proposed scheme would have a favourable rather than adverse effect on the park, and would offer positive benefits to users of the facility. Camera poles will not alter the character of the park but will enable its full and continued use. Materials used are subtle in visual appearance but substantial in terms of longevity and heavy duty use.

9.4 Relationship to Neighbours

9.4.1 Residential properties addressed off Langdale Road would sit approximately 30m from the proposed car park pole. It is considered that although relatively close, camera poles which are screened by existing walls and shrubbery, and would face into the park would impact little upon neighbouring residents.

9.5 Highways and Parking Considerations

9.5.1 No issues expected.

10 CONCLUSION

10.1. Proposed changes are appropriate in both material and design, will sit well within the context of both protected but useable public space and accord well to adopted national and local policy

RECOMMENDATION:

Approval with Conditions / Listed Building Consent Granted.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

OR

Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.

REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990. (For LBC)

2. The development hereby permitted shall be carried out in accordance with the submitted location plans dated 9.10.17(Locations 1 and 2) and Heritage, Design & Access Statement (September 2017: South Ribble Borough Council)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the Partial Version Site Allocations Development Plan Document

3. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained within the immediate vicinity of the proposal site. The fencing shall be constructed and located in compliance with BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

Core Strategy 16	Heritage Assets
Local Plan G7	Green Infrastructure Existing Provision
Local Plan G9	Worden Park

Informative Note

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. Ecology Note: The applicant should note that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds, roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species.