expires 3/11

Development Control – Delegated Officer Report

Application Number: ADC/0335/09 **Recommendation - Application Permitted**

Site: **Goods Vehicle Testing Station Chartwell Road Lancing West Sussex**

Proposal: **2 six metre high masts with CCTV cameras (one at junction of Peter Road with Commerce Way; the other in front of the Goods Vehicle Testing Station HGV test centre, Chartwell Road)**

The Application

This application relates to Lancing Business Park which became a designated Business Improvement District (BID) in September 2008. This is a public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements within the district's boundaries. BIDs provide services, such as cleaning streets, providing security, making capital improvements, and marketing the area.

One of the BID projects for Lancing is to improve the overall security of the Business Park and it is proposed to mount CCTV cameras on buildings around the main arterial routes of the Park. However, there are two locations which have no suitable buildings on which to fix cameras and permission is therefore sought to erect a 6m high mast in both locations on which to fix a camera.

The two locations are:

1. Grass verge on the front boundary of the Goods Vehicle Testing Station in Chartwell Road
2. Grass verge within the boundary of Adur and Worthing Services at the junction of Commerce Way and Peter Road.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has no highway concerns as neither of the masts is to be located within the publicly maintainable highway.

Adur District Council – The Environmental Health Officer has no adverse comments to make on the application.

No comment has been received from the Council's Estates section

Third Parties

Lancing Parish Council – No observations

1 email received from Cllr Ann Terry stating that the masts are too high

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB30, AE2, AE4, AE16

Planning Assessment

Policies

Policy AB30 seeks to ensure that large developments incorporate crime prevention measures to enable them to be 'Secured by Design'.

Policies AE2 and AE4 refer to development on the industrial estates and states that business and industrial development is acceptable provided the design has regard to local environmental conditions.

Visual amenity

The camera masts will be set into a 1m square concrete base and the masts themselves will be a similar height to street lights in the vicinity. Both sites are within an industrial estate where there is a variety of street clutter and no defined character. Consequently, the masts will not detract from the appearance of the area and will not have an adverse impact on visual amenity.

Residential amenity

The masts are within the industrial estate and not close to residential properties. There will be no impact on residential amenity.

Recommendation

APPROVE for reason that:

1PPi (amended) "...and can take place without resulting in harm to the visual amenities of the locality." AG1, AE2, AE4

Subject to:

1. C1Ci

Case Offic[redacted] Date. 12/10/09

Planning Services Manager[redacted] Date. 12/10/09

Chair of DC Committee[redacted] Date. 12/10/09.