**AL/60/07**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | The erection of 2 masts to support an array of CCTV cameras and associated civil works to bury cables from the masts to the centre building including the construction of 2no. inspection pits<br>Aldingbourne Community Sports Centre, Olivers Meadow, Westergate |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above |
| SITE AREA | 4.5 hectares |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Flat |
| TREES | None |
| BOUNDARY TREATMENT | Wire fencing around tennis court |
| SITE CHARACTERISTICS | Single storey community building, yellow brick. To the front of this are the tennis courts. Playing fields to the side and rear. |
| CHARACTER OF LOCALITY | To the front of the site are houses and the village of Aldingbourne/Westergate. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| AL/69/77 | New sports and community centre with parking and new access road. | Approved Conditionally 7/12/77 |
| AL/46/78 | Amendments to approved sports and community centre. | Approved Conditionally 12/7/78 |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Aldingbourne Parish Council | Awaited |
| Local Groups | None |
| Other | None |

### CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

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## POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Outside Built-up Area Boundary<br>Class A Road |

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2
Arun District Local Plan : GEN3, GEN7

## PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

## POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effects on neighbours and the street scene and countryside.

## COMMENT ON CONSULTATION RESPONSES

None

## COMMENT ON REPRESENTATIONS RECEIVED

None

## ASSESSMENT OF PROPOSAL

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

The proposal is considered to comply with relevant Development Plan policies in the proposed two masts are 9m. high each and are located at the entrance of the site and out the entrance of the club house. They will not cause any significant visual harm on either the street scene or countryside. Whilst the cameras would be able to track the surrounding residential properties it is not considered to be intrusive.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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## CONCLUSIONS

The proposed security CCTV cameras would be located on 2no. masts of 9m. high. They will be grey galvanised steel and therefore will not make a significant visual intrusion in the area.

The distribution splays of camera vision covers all areas to the front of the community building, but does not cover the adjacent residential areas. Therefore it is considered that the proposal does not cause any demonstrable harm on neighbours, such as intrusive overlooking. Therefore, it is recommended that the application is approved subject to the conditions set out overleaf.

# RECOMMENDATION

**Application Ref: AL/60/07/**

1 **To Addressee**

2 **Site Address**

Aldingbourne Community Sports Centre
Olivers Meadow
Westergate

3 **Description of Development**

The erection of two masts to support an array of CCTV cameras and assoicated civil works to bury cables from the masts to the centre building including the construction of two inspection pits

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

# RECOMMENDATION



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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs S Leeson