

2022/0554

Mrs Tracy Hawksworth

Kings Head Inn, Darton Lane, Mapplewell, Barnsley, S75 6AP

Erection of mast with camera on top (Retrospective)

Site Description

The Kings Head Inn car park is located off Towngate, Mapplewell. The car park serves the Kings Head Inn which is a public house. There are no existing closed circuit television cameras [CCTV] on the property. The nearest residential curtilage to the proposed mast and ANPR camera is to the rear of the proposed location being the dwellings at Kingwell Court.

Planning History

B/97/0135/DT - Erection of conservatory extension and toilet extension to public house (Historic)

B/98/0620/DT - Formation of children's play area (Refused)

B/98/0951/DT - Formation of children's play area and beer garden and erection of play equipment (Historic)

2014/0035 - Demolition of existing public house and outbuildings and erection of retail store (A1) with associated access and parking (Appeal Dismissed)

2017/0562 - Erection of 2 pairs of semi detached dwelling houses and associated parking (Withdrawn)

2017/1299 - Erection of 2 no. detached dwellings (Approve with Conditions)

2018/0171 - Erection of 2 detached dwellings with associated car parking, landscaping, bin storage and alteration to pub vehicular access (Approve with Conditions)

Proposed Development



The applicant seeks permission for the retrospective erection of a free-standing mast with CCTV facility in the form of an ANPR camera. The camera is located within the Kings Head Inn car park on its western edge. The camera will face the entrance to the car park. The mast has a total height of 5 meters from ground level. The field of view for the mast and camera is stationary and faces onto the entrance to the car park.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Darton East Ward Councillors were consulted and provided no response.

Highways Development Control (DC) were consulted and provided no response.

The LPA's Planning Enforcement team were consulted and provided no response.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The construction of CCTV poles and subsequently ANPR cameras are considered acceptable where they are located sympathetically and effectively without negatively effecting the residential and visual amenity of the immediate area and without impinging upon highway safety. Such development as proposed will be assessed by these principles.

Visual Amenity

The mast and ANPR Camera are of a standard design and there is lighting within the vicinity, which is of a taller height. It is therefore deemed unlikely to negatively detract from the area despite the increase in street furniture that it will entail. As such the proposal is found to be relevant to its area and setting and in line with Local Plan Policy GD1 relating to visual amenity.

Residential Amenity

The mast and ANPR camera will be positioned in a visible location from the front of the residential properties on Kingwell Court and Croft Drive to the southwest. However, the camera will be stationary and will not move from its position. The camera is facing solely towards the entrance of the car park in order to capture vehicle registrations of incoming and outgoing cars. Therefore, the camera will not overlook the properties to the rear.

It is considered that the residential properties fronting Towngate and New Street to the north are unlikely to be affected by increased overlooking of their principle elevations which are already visible from the highway and pedestrian walkways adjacent the car park.

Irrespective of the above arguments, the loss of residential privacy is unlikely to occur as the CCTV is intended to be directed toward the car park to provide additional security to the site and not be directed toward the residential properties located behind it. In terms of the above, the development is found to be in compliance with Local Plan Policy GD1 relating to residential amenity.

Highway Safety

There will be no impact upon highway safety as existing parking spaces and access would be unaffected.

Recommendation

Approve with conditions