

PLANNING COMMITTEE NORTH – 10 September 2019

APPLICATION NO DC/19/1373/FUL

EXPIRY DATE: 27 June 2019 (extension of time agreed until 13 September 2019)

APPLICATION TYPE: FUL

APPLICANT: Bungay Town Council

LOCATION: 1A Broad Street, Bungay, Suffolk, NR35 1EE

PARISH: Bungay

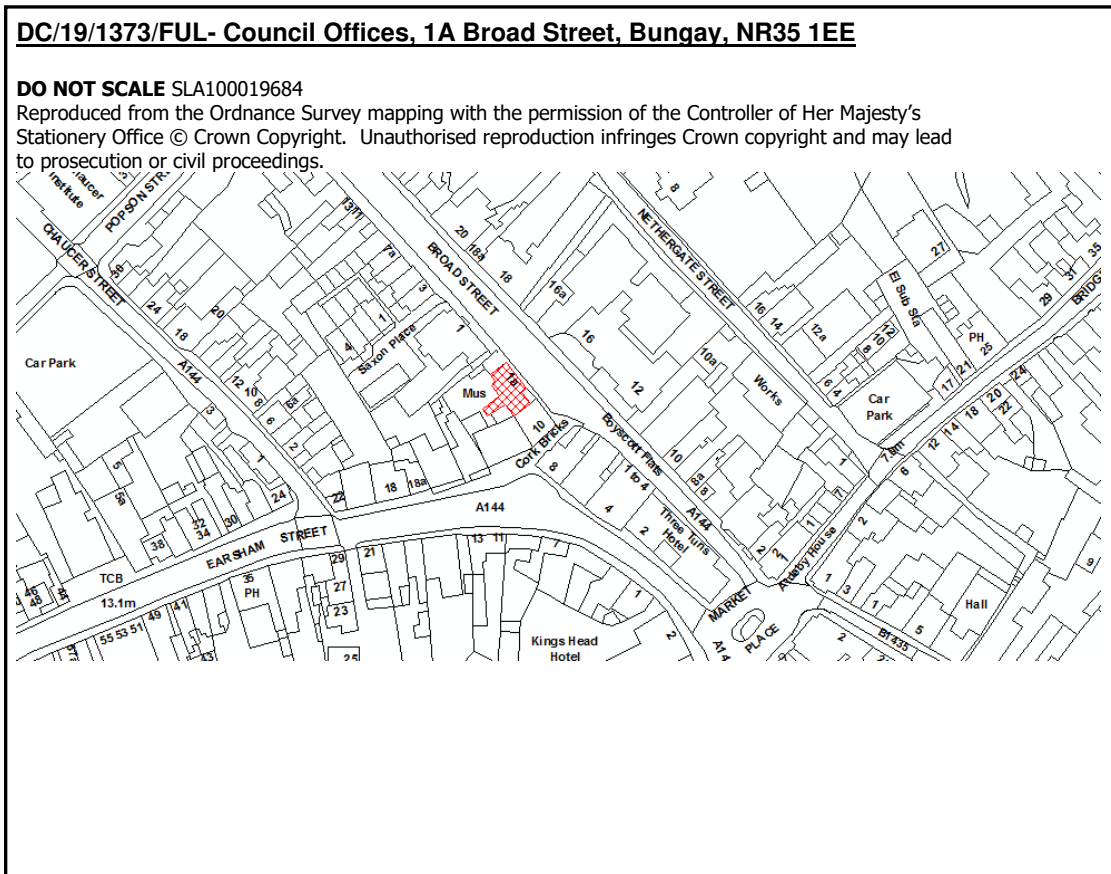
PROPOSAL: To put two receivers onto front of building on one pole and associated cable. Dimensions of each receiver is 189mm x 189mm x 125mm. Weight 0.530kg. This is part of the Bungay Town Centre CCTV system.

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MAP



1 EXECUTIVE SUMMARY

- 1.1 This application is one of a series of applications within the Town Center of Bungay in order to establish a CCTV system which covers key areas of the Town Centre in a bid to reduce crime figures which are reported to be on the increase since the loss of the presence of PCSO's within Bungay
- 1.2 The application seeks planning permission to install two receivers on a supporting pole to the front roof slope of the building which is a Grade II listed building. This is the Town Council's office building and all the images from the CCTV cameras around the town are received at this point.
- 1.3 Negotiations have taken place with the applicant in order that the harm caused by this proposal is minimised. The proposal would still be considered to harm the significance of the designated heritage assets of the Grade II Listed Building and Bungay Conservation Area due to the prominence and appearance of the modern equipment proposed, this harm is considered to be less than substantial in terms of the NPPF.
- 1.4 However, it is considered that the harm to the significance of the heritage assets would be outweighed by the public benefit of the proposal and the application can therefore be recommended for approval.
- 1.6 This application is before the Planning Committee of the building is in the ownership of East Suffolk Council.

2 SITE DESCRIPTION

- 2.1 Listed together with 10 Earsham Street, the application property is Grade II Listed; Historic England state that "it is a good example of a late C18/ early C19 townhouse with an elegant stair; it has an opulently designed billiard room extension which is unusual for a town house of fairly modest size; the hand of the architect is apparent in every detail of the highly decorative treatment, creating a richly appointed and finely crafted billiard room of architectural distinction; the billiard room has survived with a remarkable degree of intactness. The house is located in the historic center of Bungay and is surrounded by a large number of listed buildings with which it has strong group value, particularly 12 Earsham Street".
- 2.2 This building is very prominent on the approach into Bungay along Broad Street. The building has some unusual features externally, particularly at first floor level, not least the cornice which is delicately dentilled and the wide plaster band below is decorated with elaborate strapwork incorporating figures and masks, and a narrow band of egg-and-dart.

3 PROPOSAL

- 3.1 This application seeks planning permission for the installation of two receiver dishes on the front roof slope situated on a supporting pole of a maximum of 1.5 metres in length, coloured black. The dimensions of each receiver are 189mm x 189mm x 125mm. Weight 0.530kg. The colour of the receivers is white.

3.2 The application is supported by a Design and Access Statement and photos showing the approximate locations of the equipment.

4 CONSULTATIONS/COMMENTS

4.1 Bungay Town Council : It was proposed by ST, seconded by ML, and unanimously RESOLVED that these plans are recommended for APPROVAL with no comments.

4.2 Suffolk Police: The scheme has been well thought out and that CCTV could have a positive effect on reducing crime. The location of the cameras has been well thought out to ensure that they link to each other and cover the most strategic areas.

4.3 Third Party Representations : None received

5 PUBLICITY:

5.1 The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area, Listed Building	17.05.2019	10.06.2019	Beccles and Bungay Journal
Conservation Area, Listed Building	17.05.2019	10.06.2019	Lowestoft Journal

6 SITE NOTICES

6.1 The following site notices have been displayed:

General Site Notice Reason for site notice: Conservation Area, listed Building.
Date posted 08.05.2019 Expiry date 06.06.2019
Date posted 16.08.2019 Expiry date 09.09.2019

7 PLANNING POLICY

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

7.2 Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that in exercise of planning functions as respects listed buildings the local planning authority shall have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” Section 72 states that with regard to Conservation Areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

7.3 National Planning Policy Framework (NPPF) (2019)

7.4 The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:

- WLP8.29 – Design
- WLP8.37 – Historic Environment
- WLP8.39 – Conservation Areas

8 PLANNING CONSIDERATIONS

- 8.1 The NPPF and the Local Plan give significant weight to conserving and enhancing the historic environment. Paragraph 193 of The NPPF states *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*.
- 8.2 Paragraph 194 of the NPPF states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*.
- 8.3 Paragraph 196 of the NPPF states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”*.

Heritage Considerations:

- 8.4 The importance of minimising the harm to the Heritage Assets of the Conservation Area and the Listed Buildings has been highlighted to the applicant. 1A Broad Street is situated in a very prominent location within the Conservation Area on the approach into the Town Centre of Bungay.
- 8.5 The Council has been involved in providing advice with regard to the CCTV system in Beccles. In Beccles the majority of the installations have been able to be attached to non-listed buildings and areas of lesser prominence within the Conservation Area. A different approach has been taken there where a high point (Bell Tower) is used to receive signals from each installation. The images are then transmitted to the Town Hall by cable removing the need for a receiving dish at street level on the Town Hall which is Grade II listed.
- 8.6 In this instance the use of the Church Tower is not a possibility which would minimise the amount of equipment required. Our preference in this case is that the receiver is attached to the chimney so it is out of direct view and at a higher level. The Town Council have indicated that this is not possible due to access to the chimney. Negotiations have taken place and the position of the receiver pole has been amended to be situated on the roof rather than attaching to the plaster cornice detail. This would be less harmful to historic fabric of the building but would still be in a very prominent location, which would harm the significance of the Listed Building.

Justification and Public Benefit:

- 8.7 As required by Paragraph 194 of the NPPF any harm to the significance of a designated heritage asset requires clear and convincing justification.
- 8.8 Within the supporting information to this application the Town Council have highlighted that since the loss of the presence of PCSO's within Bungay Town Centre figures indicate that crime is on the rise. The images from these cameras could be downloaded by the Police for use in criminal proceedings.
- 8.9 On the basis of the amended information we have now received there would still be harm to the Listed building and the character and appearance of the Conservation Area due to the prominent location of the proposed pole for the receivers; it does now avoid impacting on the plaster cornice below the eaves level, which the pole was originally intended to attach to. In terms of the NPPF the harm would be less than substantial and of a low degree of harm. It is considered that in accordance with Policy WLP8.37 of the Local Plan the proposal has sought to preserve the heritage assets and any features of special architectural interest.
- 8.10 The harm to the significance of the heritage assets should be weighed against the public benefits of the proposal as required by paragraph 196 of the NPPF. The public benefit of introducing a CCTV system within the town centre is considered to outweigh the harm that would be caused and would meet the requirements of the NPPF. Due regard has been given to the requirements of section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9 CONCLUSION

- 9.1 The importance of providing a CCTV system to cover Bungay Town Centre has been highlighted by the applicant and it is considered that adequate consideration has been given to other less harmful methods of installation. Negotiations have taken place with the applicant to minimise the harm of the proposal as much as possible.
- 9.2 Although there would still be harm to the significance of the Listed building and the Character and appearance of the Conservation Area, the harm has been minimised. In terms of the NPPF the harm would be less than substantial and in this instance it is considered that the harm would be outweighed by the public benefit.
- 9.3 Accordingly, it is recommended that the application is approved.

10 RECOMMENDATION

That planning permission be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with photo montages received on 13 August 2019 and datasheet received on 29 March 2019, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Within six months of the cessation of the use of the equipment it shall be removed from the building.

Reason: In order to safeguard the special architectural or historic interest of the building.

4. Notwithstanding the transmission and receiving dishes, which are proposed to be white, the equipment shall be colour coded to match that of the surface that it is attached to and thereafter maintained in that condition.

Reason: In order to safeguard the special architectural or historic interest of the building

BACKGROUND INFORMATION: See application ref: DC/19/1373/FUL at www.eastsuffolk.gov.uk/public-access