

Application Number: 20/11458 Full Planning Permission

Site: STAPLEWOOD CAMPUS, LONG LANE, MARCHWOOD SO40
4WR

Development: Three pole mounted analytical cameras sited at 12 metres above
ground level

Applicant: Southampton Football Club

Agent: PowerHaus Consultancy

Target Date: 10/05/2021

Case Officer: Judith Garrity

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on local character and appearance of area
- 2) Residential amenity

This application is to be considered by Committee because of a contrary Parish Council view.

2 SITE DESCRIPTION

The application site is 15.18 hectares in size. It relates to the Staplewood Campus on Long Lane which provides training facilities for Southampton Football Club which included football pitches, parking, a pavilion building and grandstand. The site is located within the Built-up Area of Marchwood, adjacent to the New Forest National Park, adjoins a Site of Importance for Nature Conservation to the north west.

Long Lane, and the A326 Marchwood Bypass adjoin the site boundaries together with a large woodland area to the south east, designated as a Site of Importance for Nature Conservation. There are residential areas to the north east and west of the site off Long Lane, Staplewood Lane and Hythe Road.

3 PROPOSED DEVELOPMENT

The current proposals are for the erection of 3 additional analytical cameras on masts 12 m above ground level. The locations of proposed Camera 04 and 10 have been changed since the original plans were submitted. Camera 04 is further away from the boundary of the site with Long Lane but Camera 10 is closer to this boundary.

The proposed camera locations are as follows:

- Camera 00 would be roof mounted on a bracket attached to the central pitched roof of the Pavilion building.
- Camera 04 would be located adjacent to Pitch 03 on a swan neck on an existing free-standing pole.

- Camera 10 would be located on a new 12m pole towards the existing portacabins changing rooms and warm up facilities but in line with the halfway line of Pitch 03.

All these cameras would have privacy masks to ensure that they do not record activity beyond the pitches or outside of the site.

The revised plans are the subject of re-consultation to the residents who objected but the planning assessment has been made on these revised plans.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/11448 Permanent use of land as football training ground (Use Class D2); retention of 6 football pitches and associated car parking; retention of flood lighting for 2 pitches; toilet block; security kiosk and automated barriers	30/07/2019	Granted Subject to Conditions	Decided
16/10127 Retention of 14 analyst cameras 12m high; 7 cctv cameras 4m high	18/05/2016	Granted Subject to Conditions	Decided
15/10311 CCTV and analytical cameras; 22 poles of up to 12m high; 10 fixed to existing structures; associated works (retrospective application)	22/06/2015	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities
 Policy STR1: Achieving Sustainable Development
 Policy ENV3: Design quality and local distinctiveness
 Policy ENV4: Landscape character and quality

Local Plan Part 2: Sites and Development Management 2014

DM8: Protection of public open space, private playing fields and sports grounds and school playing fields

Core Strategy (Saved Policies)

CS7: Open spaces, sport and recreation

Supplementary Planning Guidance And Documents

None relevant

Relevant Legislation

National Planning Policy Framework

Relevant Advice

NPPF Ch.8 - Promoting healthy and safe communities
 NPPF Ch.12 - Achieving well-designed places

Constraints

SSSI IRZ
 NFSFRA Surface Water
 Aerodrome Safeguarding Zone

Flood Zone
Article 4 Direction
Planning Agreement
SINC
Tree Preservation Order: 39/09/W1

Plan Policy Designations

Private/Education Recreational Land
Open Spaces, Sport and Recreation
Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council (based on the original plans submitted)

PAR4: Marchwood Parish Council would like to raise an objection to this application with regard to the following material planning considerations.

Insufficient public consultation has been undertaken by the LPA with far too few neighbouring properties being notified.

The applicant is a significant landowner in this area and its day-to-day operations can have a significant impact upon the area and its neighbours could be affected negatively by these onsite activities.

It is a requirement of this public process that neighbour notification letters should reach all those who may be affected by an application.

As far as the application itself is concerned Marchwood Parish Council would like to comment that there is a significant amount of CCTV apparatus already on site.

Adding further to this would seem to be overbearing and visually intrusive.

With more cameras being in place there is also the concern that many images will be captured from outside the perimeter of the site. This will intrude upon the neighbouring properties and their occupants as they go about their day-to-day lives.

No-one can guarantee that the proposed privacy masks will work in practice and there is very little scope for the LPA to follow this up once the cameras are in place.

If the assigned planning officer is minded to approve the application, then the Parish Council would ask that this application is referred to the Development Control committee for decision by elected members.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees on the original plans submitted:

Natural England: No objection. Based on the information provided the proposals would not have a significant effect on designated sites.

Fulcrum Pipelines: Comment that they have or are planning to have gas pipelines in the vicinity of the proposed works. Offer good practice advice.

SGN: Offer advice.

SSEN: Offer advice.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received on the original plans submitted:(summary)

For: 0

Against: 4

- intrusion of privacy and overlooking to residential properties and gardens
- question effectiveness of privacy masks
- already sufficient cameras on the site
- out of character in appearance
- visual impact of proposals and lack of screening of all the cameras
- lack of consultation
- Inaccuracies in agent response
- Comments on the photographs showing residential properties masked out and provided a photo of existing cameras on the site
- Questions the location of camera 10

Agents response: (summary)

- There would be limited visual impact
- The proposals do not impact on residential properties
- The privacy masks are effectiveness and as previously used on the site
- Provide details of existing and proposed camera views.
- Explain the need for the analytical cameras.
- Cameras are not surveillance or security cameras

Any further comments received following re-consultation on the revised camera locations will be provided as an update to the Committee.

10 PLANNING ASSESSMENT

The main issues to consider are as follows:

- 1) Impact on local character and appearance of area
- 2) Residential amenity

Introduction:

The site has planning permission for use as a training facility for Southampton Football Club. There have been various planning permissions for analytical cameras and CCTV cameras in 2016 and 2015 as well as flood lighting (see planning history above).

The locations of proposed Camera 04 and 10 have been changed since the original plans were submitted. Camera 04 is further away from the boundary of the site with Long Lane but Camera 10 is closer to this boundary. The planning assessment has been made on the basis of these revised plans but any decision would be delegated to the Chief Planning Officer subject to no further substantive issues being raised following expiry of the re-consultation period.

Principle of development:

The site has an existing use for football training facilities and there are flood lighting, analytical and CCTV cameras on the site. The proposals will allow for greater coverage of the training pitches and for the under 18 programmes. The principle of the proposals are acceptable in the built up area.

Impact on local character and appearance of area:

The additional cameras and columns are set well within the site where there are already a number of 12 m columns as well as lamp posts and CCTV camera masts.

Camera 04 would be located on an existing pole behind the goal line of pitch 03 close to the internal access road and would be located approx. 100m from the boundary of the site with Long Lane. Camera 10 would be close to the existing portacabins and warm up grid next to Pitch 03. It would be located within 30m of the boundary of the site with Long Lane but would be seen within context of these buildings and other columns within the site. Camera 00 would be roof mounted on the Pavilion building but would not be visually intrusive and seen against the backdrop of existing trees.

The boundaries of the site are relatively well screened although there are some breaks in this along Long Lane mainly at the access points.

Because the cameras are sited well away from the boundaries of the site and within the context of the existing development, it is considered that the visual impact of the proposal would be acceptable.

Residential Amenity:

There are residential properties located on Long Lane and residential streets beyond. The nearest camera (10) would be approx. 30 m from the boundary of the site. Dwellings on the opposite side of Long Lane and The Crescent are on the other side of the road and there would be a separation of approx. 40m between Camera 10 and their closest boundaries.

Camera 04 would be located on an existing pole set well away from the site boundaries. Camera 00 on the front of the Pavilion roof would be over 100m from the site boundary with residential properties to the north east with intervening car parking and perimeter fencing.

Consideration needs to be given to potential impact of the proposed cameras on privacy. Comments have been made by third parties on Long Lane and The Crescent as well as the Parish Council expressing concerns about this impact. However, the proposed analytical cameras would be set well within the site boundaries and would be fitted with privacy masks which will ensure that the cameras cannot record or monitor private property, public space or people outside of the area of surveillance and the football pitches themselves. The technical specification for these privacy masks is the same as that previously approved. In a similar manner, the proposed analytical cameras will be subject of planning condition that requires the provision and retention of the privacy masks.

On the basis of the separation distances and the use of privacy masks it is considered that no additional or harmful residential amenity impacts would result.

Other issues

The Parish Council have made comments about the lack neighbour consultations undertaken. In accordance with agreed NFDC procedures only properties that adjoin the boundary of an application site are consulted directly. In this case there are no properties that directly adjoin the site boundary. A site notice was erected on Long Lane and the proposals were also the subject of a press advert.

Marchwood Parish Council comment that the applicant is a significant landowner in this area and its operations and on site activities can have a significant impact upon the area and its neighbours. The wider operation of the site has planning approval are not for consideration as part of the current application for 3 analytical cameras and these proposals needs to be considered on their own merits.

11 CONCLUSION

The proposals are acceptable in terms of visual impacts and residential amenity will not be harmed as a result. Accordingly, the relevant Local Plan policies would be compiled with and planning permission is recommended.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to:

- i) no further substantive issues raised following expiry of the re-consultation period
- ii) the imposition of the conditions set out below.

Proposed Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

118844-KSS-AC-ZZ-DR-A-9001 -SP-P3 - Block Plan;

18844-KSS-AC-ZZ-DR-A-9002- SP-P3 - Proposed camera plans and elevations.

Swan Next and pole mount datasheet received 23rd December 2020.

Concept drawing received 23rd December 2020.

Analyst camera specification received 23rd December 2020.

Aura Technical Note received from Aura on 31st March 2021

Planning Statement Rev A received 1st April 2021.

Reason: To ensure satisfactory provision of the development.

3. The 3 no. Antrica 1230x Sports Analytic Cameras hereby approved shall be fitted with Privacy Masks as detailed in the Aura Technical Note received by the Local Planning Authority from Aura on 31st March 2021. Thereafter, the Analyst Camera Privacy Masking shall be retained and operated in accordance with the approved details at all times.

Reason: To safeguard the privacy of adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest District outside the National Park (Core Strategy).

Further Information:

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