

Application Recommended for APPROVAL**FULR3/2019/0639**

Ward(s) Coal Clough with Deerplay,
Rosehill with Burnley Wood, Rosegrove with Lowerhouse,
and Gawthorpe

Regulation 3 Application**Installation of alleygates**

REAR OF 278-292 COG LANE, BURNLEY
2no. sets of 2 metre high Alleygates

A further 5 Full Planning Applications for various alleygating schemes:-`

FULR3/2019/0640 – 2no. sets of 2 metre high Alleygates
REAR OF 2-34 EMILY STREET/17-51 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0641 – 3no. sets of 2 metre high Alleygates
REAR OF 1-31 BRUSH STREET/2-32 FLORENCE STREET/260-270 ACCRINGTON ROAD, BURNLEY

FULR3/2019/0642 – 2no. sets of 2 metre high Alleygates
REAR OF 105-141 DALL STREET/70-110 HOLLINGREAVE ROAD, BURNLEY

FULR3/2019/0643 – 3no. sets of 2 metre high Alleygates
REAR OF 1-11 GRAHAM STREET/6-12 VILLIERS STREET/1-21 CARDWELL ST, PADIHAM

FULR3/2019/0644 – 4no sets of 2 metre high Alleygates
REAR OF 1-39 INGHAM STREET/2-40 COBDEN STREET, PADIHAM

Background:

Self-locking gates no higher than 2m in galvanised powder coated steel will be installed at both ends of the highways to prevent access to them for those not living in the immediate vicinity.

Alleygating refers to the closure of an alley by the installation of a removable barrier to access (e.g. a locked gate) and/or the installation of a permanent structure.

These applications relate to further gates being erected under the Council's alleygating programme. Under this programme, the back street does not become a private way or legal enclosure. Each resident is given a key to gain access and utility companies will also have access. The gates will be opened by the residents on bin collection days.

Alleygating schemes aim to prevent potential burglars and other trespassers from accessing the rear and side of properties by erecting lockable metal gates in alleyways or footpaths shared by a number of houses.

The applications are on the agenda as the Council is the applicant.

No objections have been received.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP5 – Development Quality and Sustainability

Site History:

No relevant history

Consultation Responses:

LCC Highways

In respect of the alley gating applications in various locations & subject to the correct consultation procedures having been carried out, the highway authority raises no objections to the proposal on highway grounds.

Designing Out Crime Officer, Lancashire Constabulary

Open alleys are unregulated spaces where signs of disorder are produced, creating a permissive environment for crime. By gating the alleys and creating orderly and clean spaces, cues are provided suggesting that this is not a suitable place to offend, and that the risk of detection is high.

As an evidence based security measure, alley-gate schemes can provide defensible space and additional security to the rear of dwellings, which is especially effective in relation to terraced properties.

A large proportion of burglaries occur whereby the intruder gains access to a property via the rear or side of a dwelling. Based on this fact, and local policing knowledge of area, alley-gating schemes in each of these locations would be a benefit to the community in preventing crime and keeping people safe and feeling safe.

As a burglary prevention tool, lockable alley-gates reduce easy unauthorised access to the rear of properties, which impacts on the reduction of crimes, such as burglary, criminal damage, illicit drug use or dealing and anti-social behaviour issues, such as fly-tipping, litter or nuisance.

Alley-gates are physical barriers designed to prevent access to alleys and connected properties and are difficult to climb over or crawl under. Therefore, they might decrease crime by increasing the effort required for offenders to commit burglary (and other crimes). Offenders can also no longer use the excuse that they did not realise access was prohibited, as gates physically mark the boundaries to where they can, cannot act, and are often accompanied by signage.

Alley-gates may also reduce the rewards to offenders by limiting the items, which are possible to remove during offences. If an offender can no longer easily access, and escape from alleys, they are no longer able to remove large items or those not easily concealed and carried.

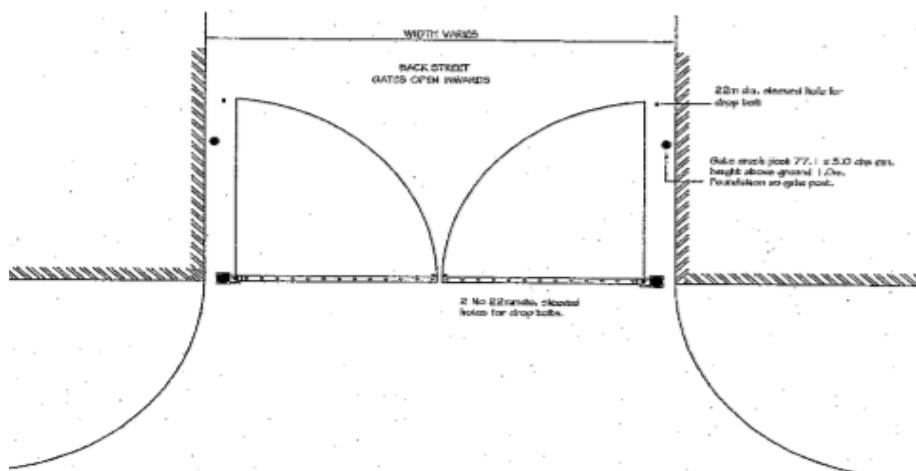
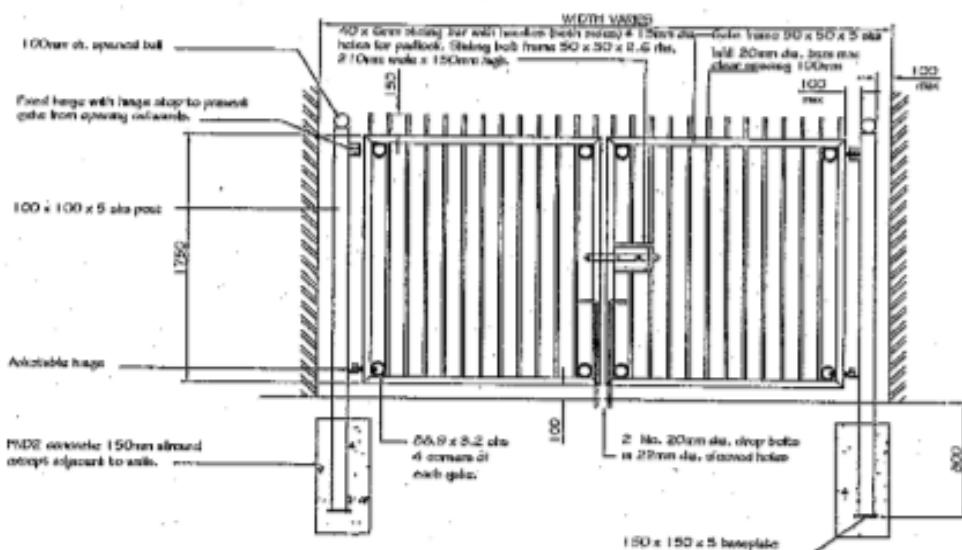
Residents are encouraged to see the alley as their territory and take an interest in the behaviour of people who access it. However, the gates must be tall enough and robust enough to repel offenders, as well as self-locking. If they are flimsy, easily scalable or often or easily left open then they may not be effective for their intended purpose.

There is a real need for active resident and community investment in the alley-gating schemes. If residents are willing to come together and use alley-gates effectively and efficiently, they are more likely to see the desired reductions in crime than if there is disagreement about their implementation and usage.

Planning and Environmental Considerations:

The main consideration is the design and appearance of the gates. All are proposed to be galvanised steel, powder coated in black. They are designed in a simple style, with vertical railings but without horizontal bars in order to prevent unauthorised access (see drawing below). The gates are designed to prevent them being opened outwards over the adjacent highway.

The gates will be in line with the buildings to either side so will not be visible from the wider area and are of a traditional design, so will not affect the character of the area.



Recommendation:

That the applications be approved subject to the following conditions:

Conditions:

1. The development must be begun within three years of the date of this decision.
2. The development shall be carried out in accordance with the submitted drawing.

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to ensure continued compliance with the Burnley Local Plan