

Application Recommended for APPROVAL

APP/2018/0048

Ward(S) Brunshaw, Trinity, Gawthorpe,
Bank Hall, Rosehill with Burnley Wood,
Coal Clough with Deerplay

Regulation 7 Application

Installation of alleygates

REAR 2-26 LEBANON STREET/1-27 HAVEN STREET/76-88 LYNDHURST
ROAD/167-179 BRUNSHAW ROAD

Full Planning Applications for various alleygating schemes.

APP/2018/0049 – 3no. sets of 2m high gates (3.6m wide)
REAR OF 1-19 EVERY STREET, 32-50 PICCADILLY RD, 1-11 WILLIS STREET

APP/2018/0050 – 3no. sets of 2m high gates (3.6m wide)
REAR OF 2-36 HERBERT STREET, 5-37 SHAKESPEAR STREET, 80-90 VICTORIA
ROAD

APP/2018/0051 – 2no. sets of 2m high gates (3.6m wide)
REAR OF 39A-61 OXFORD ROAD, BURNLEY

APP/2018/0053 – 3no. sets of 2m high gates (3.6m wide)
REAR OF 26-34 KIRKGATE & 83-103 HOLLINGREAVE ROAD

APP/2018/0054 – 2no. sets of 2m high gates (3.6m wide)
REAR OF 290-320 COAL CLOUGH LANE

APP/2018/0055 – 2no, sets of 2m high gates (3.6m wide)
REAR OF 40-60 ATHOL STREET NORTH, 39-59 NAIRNE STREET

Background:

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 Local Plan Second Review
GP3 – Design and Quality

GP9 – Security and Planning Out Crime
H8 – Environmental Improvements in Existing Residential Areas

Burnley's Local Plan: Proposed Submission Document – March 2017
SP5 – Development Quality and Sustainability

Site History: No relevant history

Consultation Responses:

LCC Highway Authority – in respect of the alleygating applications in various locations & subject to the correct consultation procedures having been carried out the highway authority raise no objections to the proposal on highway grounds.

Lancashire Constabulary

Alleygates are an evidence based security measure that provide defensible space and security to the vulnerable rear of dwellings. A large proportion of burglaries occur whereby the intruder gains access to the property via the rear or side. Based on this and local policing knowledge of areas where alley-gating schemes are already in operation, an alley-gating scheme in each of these locations would be a benefit to the community in preventing crime and keeping people safe and feeling safe. Alleygates reduce the access to the vulnerable rear of properties which impacts on the reduction of crimes such as burglary and criminal damage as well as anti-social behaviour

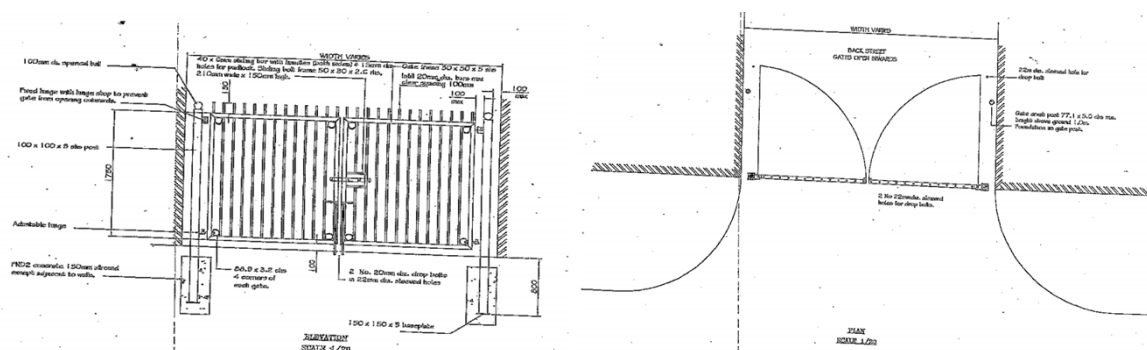
Cllr Tony Martin

Fully supports the applications.

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