

<b>Application Number:</b>	2026/0043	<b>Application Type:</b>	Full
<b>Proposal:</b>	Full planning application for the erection of an ANPR CCTV camera on an existing lighting column.	<b>Location:</b>	Lidl Bacup Road Rawtenstall Rossendale Lancashire BB4 7NG
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19 <sup>th</sup> May 2026
<b>Applicant:</b>	Lidl Great Britain Limited	<b>Expiry Date:</b>	22 <sup>nd</sup> May 2026

<b>Contact Officer:</b>	<b>Claire Bradley</b>	<b>Telephone:</b>	<b>01706 238636</b>
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	<b>3 objections received</b>
<b>Other (please state):</b>	

### **HUMAN RIGHTS**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

#### **Article 8**

The right to respect for private and family life, home and correspondence.

#### **Article 1 of Protocol 1**

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

Approval subject to the conditions set out in this report.

## 2. APPLICATION SITE

The application site is located off Bacup Road, Rawtenstall. The Lidl foodstore building is located to the south of the site, with the car park located to the north facing Bacup Road. Access to the site is taken from Markcross Street, to the east of the site.

The site is located adjacent to the Rawtenstall Conservation Area. The site is also located in Flood Zone 2, with the River Irwell located to the south of the site.

The site lies in the urban boundary of Rawtenstall and within its town centre. It is adjacent to, but not within, its conservation area.

## 3. RELEVANT PLANNING APPLICATION HISTORY

2026/0044: Advert consent for the installation of Entrance sign x1; Terms and conditions sign x9; Information signage x1; and New rules apply sign x1. (non-illuminated). Pending

2021/0417: Variation of Condition 3 (extending the trading hours from 20:00 to 22:00) pursuant to Planning Approval 2007/0665 (which sought permission for the demolition of existing bus depot building and erection of a neighbourhood food retail unit with associated car parking)

2016/0382 - Erection of 1no freestanding illuminated pylon sign (7.5m high). Approved.

2011/0157 - Erection of 48-page colour billboard (6m x3m). Refused.

2007/665 - Demolition of existing Bus Depot Building and erection of a Neighbourhood Food Retail Unit with associated car parking. Approved with conditions and Section 106 Agreement on 27.04.2009

## 4. PROPOSAL

Planning permission is sought for the erection of an ANPR (Automatic Number Plate Recognition) camera at the entrance to the site from Markcross Street, to be installed on an existing lighting column.

## 6. POLICY CONTEXT

### National Planning Policy Framework

Section 2	Achieving sustainable development
Section 4	Decision-making
Section 6	Building a strong, competitive economy
Section 7	Ensuring the vitality of town centres
Section 8	Promoting healthy and safe communities
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places

- Section 14 Climate change, flooding and coastal change
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

**Development Plan**

Local Plan Policies

- Strategic Policy SS: Spatial Strategy
- Strategic Policy SD1: Presumption in Favour of Sustainable Development
- Strategic Policy SD2: Urban Boundary and Green Belt
- Strategic Policy R1: Retail and Other Town Centre Uses
- Policy R3: Development and Change of Use in Town, District and Local Centres and Neighbourhood Parades
- Strategic Policy ENV1: High Quality Built Development
- Policy ENV2: Historic Environment
- Policy ENV6: Environmental Protection
- Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- Policy TR4: Parking

**Other material considerations**

- National Planning Practice Guidance
- National Design Guide (2019)
- RBC Climate Change SPD (2022)

**7. CONSULTATION RESPONSES**

Consultee	Summary of response
LCC Highways	No objections

**8. REPRESENTATIONS**

To accord with the General Development Procedure Order a site notice was posted on 04.03.2026 and neighbouring properties were notified by letter sent out on 25.02.2026.

3 representations have been made as follows:

- The application is contrary to the S106 attached to the original application for the store.
- Reducing the permitted parking period from 3 hours to 90 minutes is therefore in direct conflict with the obligation.

**9. ASSESSMENT**

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity;
- 3) Residential Amenity;

#### 4) Access, Parking and Highway Safety

##### **Principle**

The application site is located within the Urban Boundary where policy SD2 seeks to locate development.

The application is for the erection of a camera on an existing lighting column, within the established car park.

The proposed development is acceptable in principle.

##### **Visual Amenity**

Section 12 of the Framework refers to the importance which Government attaches to the design of the built environment:

- *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.”*
- *“Planning policies and decisions should ensure that developments...will function well and add to the overall quality of the area...are sympathetic to local character and history, including the surrounding built environment and landscape setting.”*

Policy ENV1 of the Local Plan seeks to ensure that the built environment is safeguarded and enhanced and proposals take into account design, lighting and materials.

The application seeks permission to erect a camera on an existing lighting column, close to the entrance to the existing car park serving the store.

It is considered that the design and location of the camera is acceptable and in accordance with Policy ENV1 of the Local Plan and the NPPF.

##### **Residential Amenity**

Paragraph 135 of the NPPF advises that Planning policies and decisions should ensure that developments:

*“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

- “c) *Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*

*“d) The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa.”*

There are residential properties located on Peter Street across from the entrance to the site. The camera is installed to capture images of vehicle number plates and would not have any impact on the amenity or privacy of surrounding residents.

The proposed development will not impact on the residential amenity of nearby occupiers and is in accordance with Policy ENV1 and the NPPF.

### **Access, Parking and Highway Safety**

In terms of highways, Lancashire County Council Highways raise no objection to the proposal.

The development involves the installation of an ANPR camera on an existing lighting column within the site and would not have any material impact on the operation or safety of the highway network.

### **Other Matters**

The three representations refer to the obligations within the S.106 Agreement attached to the original application for the construction of the store (2007/0665), which refers to 8 public parking spaces to be used for a maximum of three hours.

Whilst the comments relating to the original Section 106 Agreement are noted, these matters relate to parking management rather than the operational acceptability of the ANPR equipment itself, which is the subject of this application.

Any alterations to the terms of use of the car parking spaces in question would require a Deed of Variation to the original S.106 Agreement.

However, this is an entirely separate matter to be dealt with through the appropriate legal process, and does not affect the determination of this planning application for an ANPR camera.

## **9. CONCLUSION**

Subject to the conditions below, the development is acceptable in terms of all of the considerations detailed above. On this basis, it is considered that the proposal is in accordance with the Rossendale Local Plan and the NPPF.

## **10. RECOMMENDATION**

That planning permission is granted subject to the following conditions:

## **11. CONDITIONS**

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

*Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the planning application form received 11.02.2026 and the following drawings and documentation unless otherwise required by the conditions below:

Drawing No: 2832 P401 Site Location Plan

Drawing No: 2832 P402 Existing Site Plan

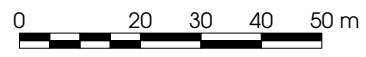
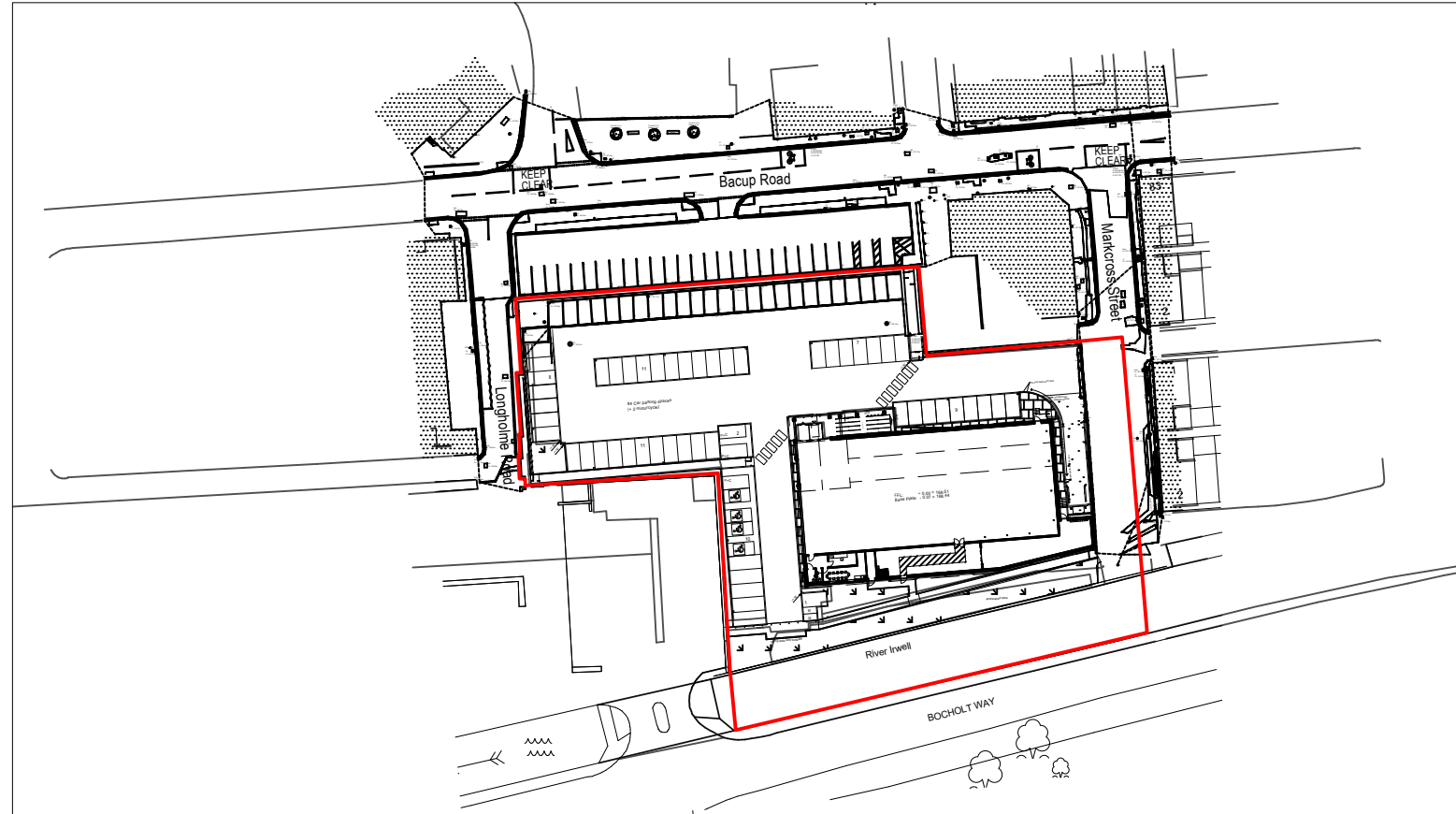
Drawing No: 2832 P403 Proposed ANPR Site Plan

Off Site Survey Lidl 1312 Rawtenstall Installation Document V.1

*Reason: To define the permissions and in the interests of the proper development of the site.*

### **INFORMATIVES:**

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



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Rev.	Date	Description	Drawn

client



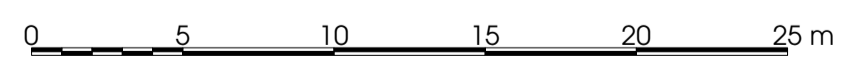
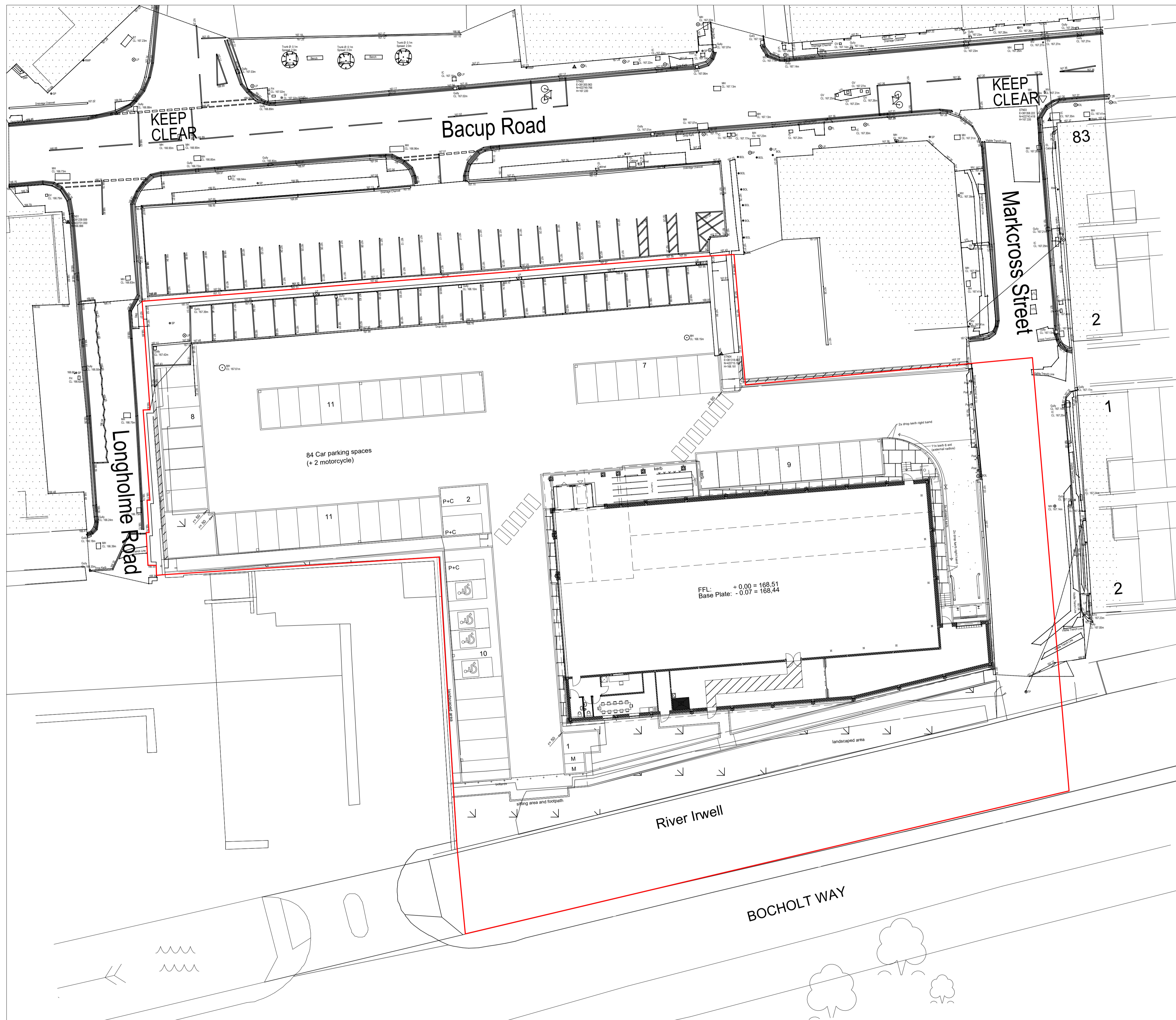
Lidl GB Ltd

project  
 Rawtenstall,  
 Bacup Road  
 drawing title  
 Site Location Plan

date December 2025  
 status Planning  
 scale 1:1250 @ A3  
 drawn KE checked MH  
 job no. 2832 dwg no. P401 rev.



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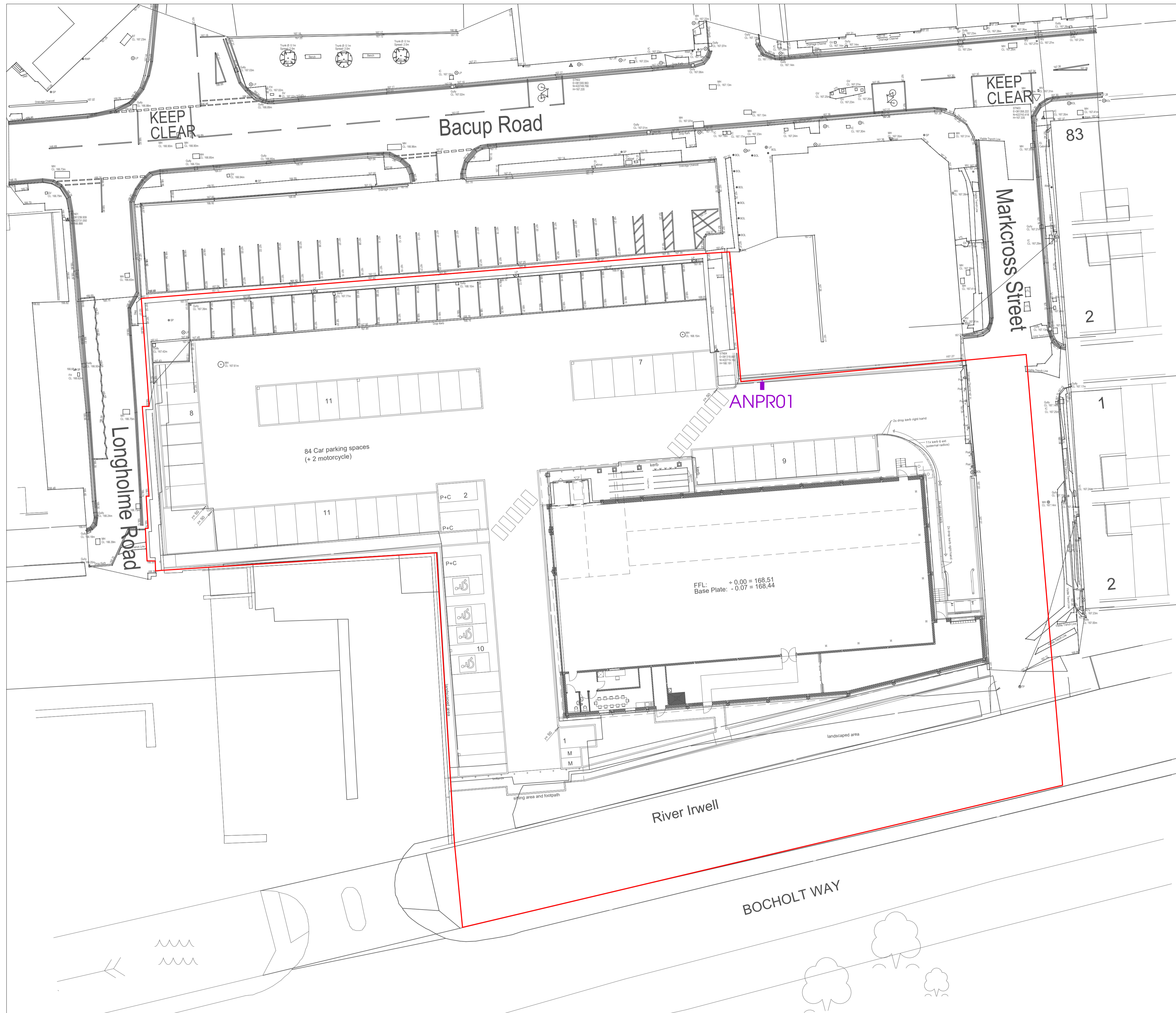
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 Existing Site Plan

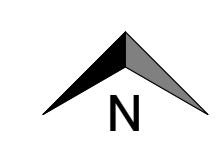
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 drawn KE checked MH  
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CAMERA	LOCATION
ANPR 01	CAMERA MOUNTED ON EXISTING LIGHTING COLUMN

SITE PLAN - LOCATION OF ANPR  
SCALE 1:250



BASED ON "OFF SITE SURVEY LIDL 1312 RAWTENSTALL INSTALLATION DOCUMENT V.1" RECEIVED 20TH NOVEMBER 2025

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client



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Proposed ANPR Site Plan

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drawn KE checked MH

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