

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	05/05/2026	Manager:	LH	Date:	6/5/26

Application Ref:	3/2026/0066			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	30/03/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Retention of additional 8 CCTV columns (5 x 6m, 3 x 4m) on concrete pads and wire fencing including gates 3m high.
Site Address/Location:	BAE Systems Operations Ltd Samlesbury Aerodrome Myerscough Smithy Road Balderstone BB2 7LF

CONSULTATIONS:	Parish/Town Council
Balderstone Parish: Consulted on 13/03/2026, no representations received. South Ribble Borough Council: Consulted on 13/03/2026. In principle, South Ribble Borough Council has no objection to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1: General Considerations Policy DMG2: Strategic Considerations National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0936: Proposed additional security cameras and facing (Withdrawn) 90/0842: Main incoming electrical substation and switch room (Approved) – Area A on application site plan 85/0226: Proposed gas meter housing (Approved) – Area B on application site plan

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application site(s) are located within the BAE Systems Operations Ltd Samlesbury facility, a manufacturing facility for aircraft engineering on Myerscough Smithy Road in Balderstone, adjacent to the South Ribble Borough Council boundary line.

The application relates to two locations on the BAE Compound: Site A is a main incoming electrical substation and switch room located along the north-west boundary of the application site, and Site B is a gas meter housing located along the north-east boundary. Both sites are situated east to the two main entrances to the BAE Samlesbury facility and are adjacent to contaminated land. There are no further constraints to the application site(s).

Proposed Development for which consent is sought:

Consent is sought retrospectively for an additional 8 CCTV columns (5 x 6m, 3 x 4m) on concrete pads and wire fencing, including gates 3m high at BAE Systems Operations Ltd, Samlesbury Aerodrome, Myerscough Smithy Road, Balderstone.

The application concerns two locations within the BAE Compound. Site A is a main incoming electrical substation and switch room located along the north-west boundary of the application site; 3no. 6m columns and 3no. 4m columns have been erected there. Site B is a gas meter housing located along the north-east boundary of the application site: 2no. 6m columns with a 3m anti-climb high wire mesh fence. The CCTV Columns are situated on concrete pads.

The wire mesh fencing on site B would be 12.2 m wide by 17.8 m long, with a 3 m long double gate and a 1.24 m single gate on the western elevation, and a 1.2 m single gate on the northern elevation.

The 4m columns (model reference: TPAS) are to be erected on concrete foundations measuring 1.1 x 1.1 x 0.55m deep. Similarly, the 6m columns (model reference: TP6S) will also be installed on concrete foundations of the same dimensions. These foundation specifications have been determined to withstand the approximate maximum wind speed for the location. For Samlesbury, as indicated by WEC, this is classified as Area B, with a maximum wind speed of 48m/s (107mph).

With respect to materiality, the columns would be constructed of hot-dipped galvanised steel, and the wire mesh fencing and gate would be galvanised polyester, finished in Ral 9005 (Jet Black).

Principle of Development:

Given the existing use of the wider site and its strategic employment, these additional 8 CCTV columns on concrete pads, along with wire fencing and 3m-high gates, are acceptable in principle, subject to broader material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.
2. provide adequate day lighting and privacy distances.
3. have regard to public safety and secured by design principles.
4. consider air quality and mitigate adverse impacts where possible’

The proposed CCTV coverage splays are fully contained within the boundaries of the application site. The orientation and range of these cameras do not extend beyond the site perimeter, ensuring that there is no impact on the safety, privacy, or amenity of any nearby residential properties. The camera system is

specifically focused on the substation and gas mains housing, with no surveillance directed toward residential areas. As a result, the proposed installation will not affect residential amenity and will maintain the privacy and safety of surrounding residents while enhancing security for critical on-site infrastructure.

The proposed wire fencing around site B would be behind a pre-existing fence around the wider BAE Systems Operations perimeter. Therefore, it would not have any overlooking impacts or impacts on light, and there are no grounds to refuse this application on the basis of the fence's impact on residential amenity.

Due to the siting of the proposed CCTV columns and wire fencing within an existing industrial site, no further concerns regarding impact on residential amenity arise from the proposal. As such, on balance, the proposal accords with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that 'designs must be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials'. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

BAE Systems Operations Ltd, Samlesbury, features a mixture of office and industrial manufacturing development architecture. The proposed additional wire mesh fencing and CCTV columns are utilitarian in appearance and are considered compatible with the visual amenities of the area, given the scale and location of the columns and the existing use of the site. As such, on balance, the proposal accords with Policy DMG1 of the Ribble Valley Core Strategy.

Landscape/Ecology:

The proposed sites are both adjacent to areas of contaminated land. However, the CCTV columns will be secured using an 'FM' root 8-stud fixing, which will have a limited impact on the ground. Similarly, the installation of wire mesh fencing will cause minimal disruption, ensuring that ground disturbance is kept to a minimum.

With regards to biodiversity net gain, the development is exempt from the mandatory Biodiversity Net Gain requirement. This exemption applies because the proposal does not impact any priority habitat and affects less than 5m x 5m of on-site non-priority habitats or 5m of on-site linear habitats such as hedgerows.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.