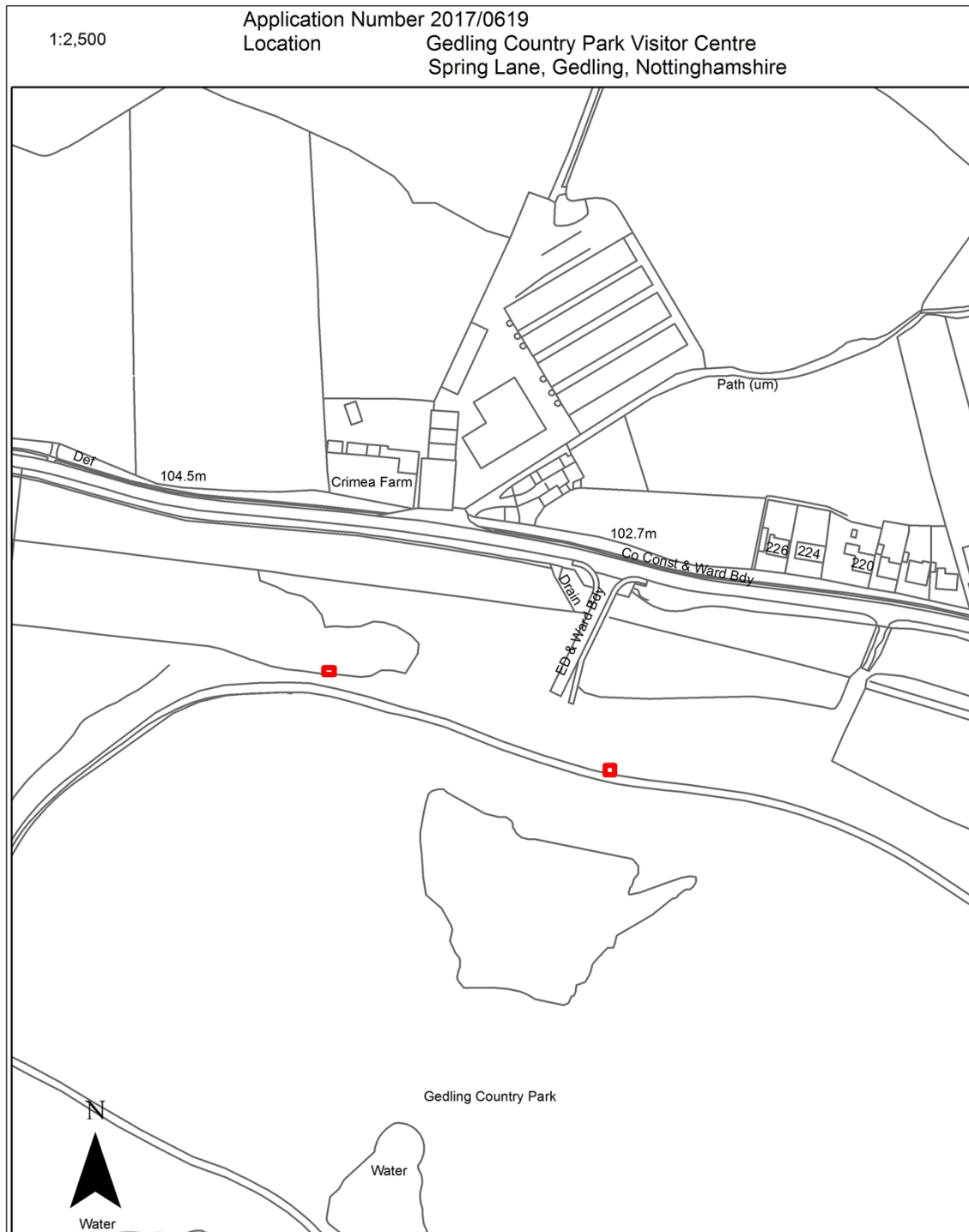




Planning Report for 2017/0619



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number: 2017/0619

Location: Gedling Country Park Spring Lane Gedling
Nottinghamshire

Proposal: The erection and operation of two CCTV columns.

Applicant: Gedling Borough Council

Agent:

Case Officer: Amy Cockayne

The applicant is Gedling Borough Council and therefore, in line with the Council's Constitution, this application has been referred to Planning Committee.

Site Description

The application relates to the siting of two CCTV cameras in conjunction with the Gedling Country Park Visitors Centre which opened to the public in June 2017. The Country Park covers an area of approximately 110 hectares. Vehicular access to the existing car parking area within the Country Park is via Spring Lane to the north of the site; from this access the Visitors' Centre is clearly visible.

The Park is located within an area identified for the protection of open space in the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014); as well as Policy LPD 20 of the Gedling Local Plan Document Publication Draft (Part 2) published in May 2016.

The nearest residential properties are located to the north of the site along Spring Lane.

Proposed Development

The application seeks full planning permission for the erection and operation of two CCTV columns near to the Visitors Centre and car parking area at Gedling Country Park.

One ten-metre high galvanised post with CCTV camera and small radio transmitter would be positioned to the northern edge of the existing car park. An eight-metre high galvanised post with CCTV camera and small radio transmitter would be positioned approximately 15-20m to the north-west of the Visitors Centre.

The purpose of the cameras is to assist the prevention and detection of crime around the Visitors Centre.

It is proposed that the cameras will be of a dome design with a glass cover. The camera will have the ability to pan, tilt and zoom but the direction of the camera will not be apparent to the public owing to the cover being in the form of a smoked glass.

The application includes a short supporting note and a series of diagrams and images of the equipment proposed.

Consultations

A Site Notice was posted and no letters of representation were received as a result.

Planning Considerations

The main planning considerations in the determination of this application are the impact of the proposal on the immediate surroundings in terms of the design and appearance of the proposal, the impact of the proposal on the residential amenity of nearby properties, and the support provided towards crime prevention in the area.

The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The relevant core planning principles set out in the guidance states at paragraph 17: -

Planning should:

- 'not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs'.

In particular the following chapters are relevant in considering this application:

- 7. Requiring good design (paragraphs 56 – 68)
- 8. Promoting healthy communities (paragraphs 69 – 78)

With regard to design, paragraph 56 states:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

Paragraph 58 of the NPPF advises (inter-alia) that planning decisions should aim to ensure that developments:

'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now form part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS.

The following ACS policy is relevant:

- Policy 10: Design and Enhancing Local Identity.

Policy 10 of the ACS looks at design and enhancing local identity and reflects the guidance contained in both the NPPF and the Replacement Local Plan policies.

Policy ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) is also a relevant material consideration in the determination of this application.

Criteria a. b. and d. of ENV1 state that, 'Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria, inter alia, it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated; and it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping'.

In making a recommendation in relation to this application, regard has been given to the above Policies and as a result it has been determined that the main planning considerations in relation to this proposal are: -

- a) Design,
- b) Residential Amenity;
- c) Crime Prevention.

Design

I am satisfied that the design and appearance of the proposal would be appropriate to the setting of the Country Park, which is an environment for the use of the community for recreational purposes. I consider that the proposed CCTV columns would be acceptable in their design and appearance within the setting of the Country Park, and would have no undue impact to the character of the area.

I am of the opinion that the columns would not have any material adverse impact on the area by reason of their scale, bulk, form, layout or materials such that they comply with the requirements of criteria a. of Policy ENV1 of the Replacement Plan and Policy 10 of the ACS.

Residential amenity

Due to the separation distance of over 100m from the location of the proposed CCTV cameras, I am therefore satisfied that there will be no undue impact on the private amenity of neighbouring residential properties in the area

Given the above, I consider the proposal to accord with all relevant aims of criteria b. of Policy ENV1 of Gedling Replacement Local Plan (Certain Saved Policies 2008) insofar as residential amenity are concerned.

Crime prevention

Paragraph 58 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'. I consider that the operation of CCTV cameras at the Country Park would be acceptable due to its purpose to protect users of the site and the Visitors Centre.

I therefore consider that the proposal complies with the advice of the NPPF and criteria d. of Policy ENV1 of the Replacement Plan.

Conclusion

In conclusion, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime.

I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above insofar as design, amenity and crime prevention considerations are concerned. On this basis, I recommend that planning permission is granted subject to the conditions listed below.

Recommendation: Grant Conditional Planning Permission

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plan; Proposed Site Layout Drawing No. 102 Rev E received by the Local Planning Authority on 1st June 2017, and supporting information received on 9th May 2017 which form part of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and to define the terms of this permission.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. There were no issues to resolve in the processing of this application.