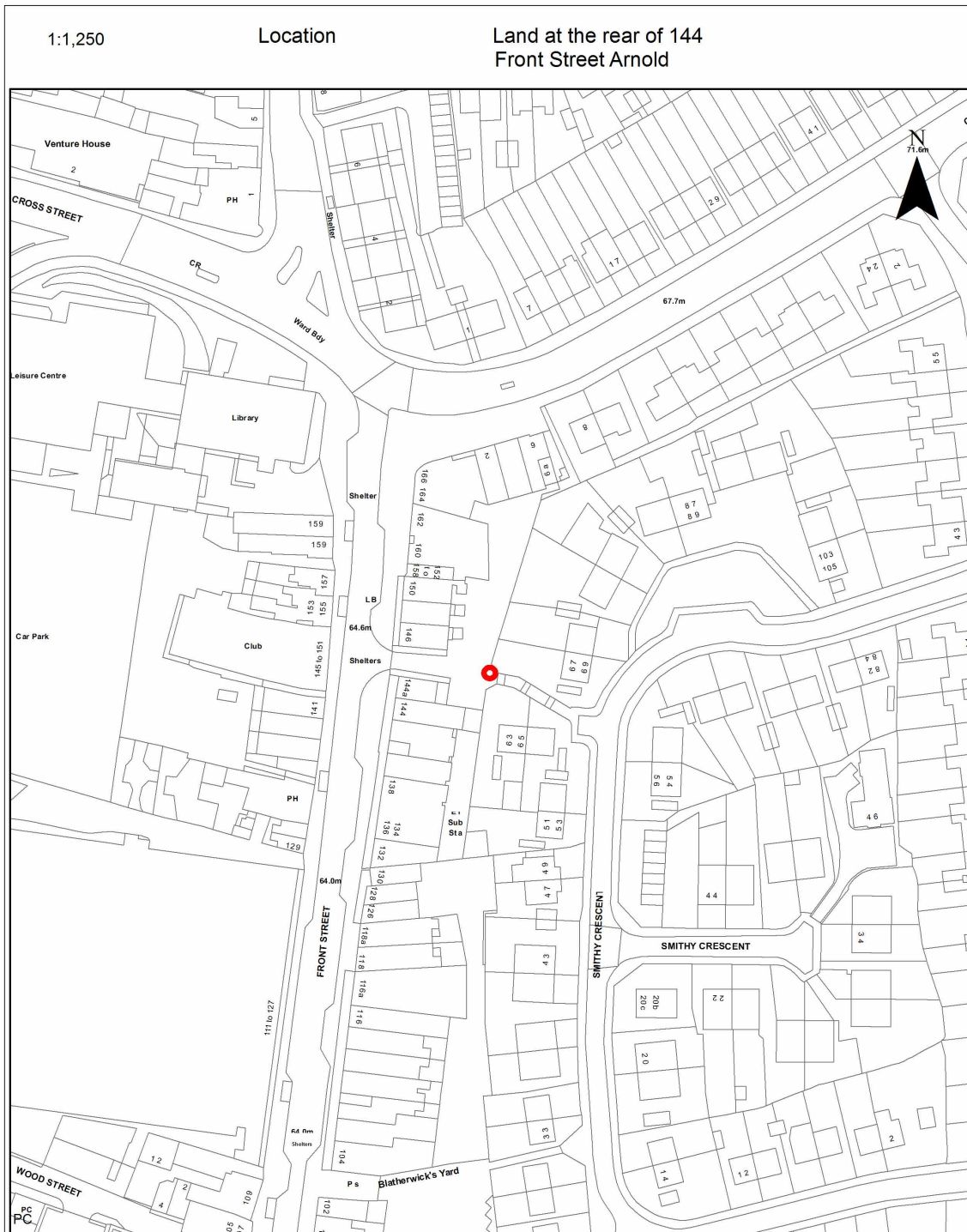


Planning Report for 2018/0552



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: 2018/0552

Location: Land At The Rear Of 144 Front Street Arnold

Proposal: CCTV on the footpath linking Front Street and Smithy Crescent, Arnold

Applicant: Mr Kevin Nealon

Agent:

Case Officer: Dierbhile Blair

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

1.0 Site Description

- 1.1 The application site relates to a footpath linking Front Street and Smithy Crescent, Arnold.
- 1.2 The site adjoins the rear boundaries of residential properties on Smithy Crescent to the east and the rear of commercial properties on Front Street.

2.0 Proposed Development

- 2.1 Full planning permission is sought for the installation of a CCTV camera mounted on a 12m high metal galvanised post, together with a radio transmitter.
- 2.2 The camera would be a dome shape design with a smoked glass cover, and would have the ability to pan, tilt and zoom.
- 2.3 The purpose of the cameras is to assist in the prevention and detection of crime around this particular area of Front Street and Smithy Crescent.
- 2.4 The application includes a short supporting note and a series of diagrams and images of the equipment proposed.

3.0 Consultations

- 3.1 A Site Notice was posted and the occupiers of neighbouring properties were consulted.
- 3.2 Nottinghamshire County Council (Highways) – No observations.
- 3.3 Members of the public – No comments received.

4.0 Planning Considerations

- 4.1 The main planning considerations in the determination of this application are the visual impact of the proposal on the immediate surroundings, the impact on residential amenity of nearby properties, and crime prevention.
- 4.2 The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (July 2018): -

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

8. Promoting healthy and safe communities (paragraphs 91 – 95).

- 4.3 Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now forms part of the Development Plan. The following ACS policy is relevant:

- Policy 10: Design and Enhancing Local Identity.

- 4.4 Gedling Borough adopted the Local Planning Document in July 2018, the following LPD policy is relevant:

LPD 32: Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

- 4.5 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.

- 4.6 a) Design
I am satisfied that the design and appearance of the proposal would be appropriate within the Local Shopping Area and would have no undue impact to the character of the area.

- 4.7 b) Residential amenity
I am satisfied that due to the 15m separation distance to adjoining neighbours, the development would not result in any significant undue impact on residential amenity.

4.8 c) Crime prevention

Paragraph 91 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'. I consider that the operation of CCTV cameras at this location would accord with this requirement.

5.0 **Conclusion**

In conclusion, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime. Given the above, I consider the proposal to accord with Policy 10 of the ACS, LPD 32 and the guidance contained within the National Planning Policy Framework.

6.0 **Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:**

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 completed in accordance with the submitted plans and Planning Supporting Statement received on the 5th June 2018.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.