



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: 2019/0737

Location: Gedling Country Park Spring Lane Gedling

Proposal: CCTV Camera on proposed north car park.

Applicant: Gedling Borough Council.

Agent:

Case Officer: Paula Daley

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 an area of land within the Gedling Country Park, the site of the former Gedling Colliery which covers an area of approximately 110 hectares. The Country Park provides a number of recreational facilities such as a visitor's centre, picnic areas, walks and play areas. The main visitors' car park provides 100 car parking spaces and is accessed from Spring Lane.
- 1.2 The Gedling Country Park is located within an area identified for the protection of open space under policy LPD20 of the Gedling Local Plan Document (Part 2) 2018.
- 1.3 The application site lies to the west of the car park proposed by application 2019/0737 with the wider site presently incorporating primarily dense scrub and grassland including an existing butterfly bund. An existing drainage ditch extends along the northern and eastern boundary of the proposed car park site. To the north is further scrub land and hedging and tree planting separates the site from Spring Lane. The site is separated from the internal access road and car park by a post and rail fence.
- 1.4 The nearest residential property is located to the north of the site on Spring Lane and forms part of Crimea Farm.

2.0 Relevant Planning History

- 2.1 2012/1456 – Creation of a country park, including a new access road, car park for 40 spaces and surfaced paths. Conditional Consent 11/04/2013
- 2.2 2013/1387 - Variation of Conditions 2, 3, 23 and 24 and the removal of conditions 7, 10 and 12 attached to application no. 2012/1456.
- 2.3 2014/0650 – To allow the change of use of land from public car park (sui generis) to a pitch for the siting of an ice cream van (A1 use). Conditional Consent 10/07/2014
- 2.4 2015/0028 - Erection of two pit tubs on either side of the entrance to Gedling Country Park at Spring Lane. Conditional Consent 03/02/2015.
- 2.5 2015/0954 – Create snack van hardstanding area in Gedling Country Park. Conditional Consent 20/10/2015
- 2.6 2015/1228 – To allow the installation of a climbing unit in the Junior Play area at Gedling Country Park, off Spring Lane, Gedling. Conditional Consent 26/11/2015
- 2.7 2016/0788 – Erection of a Visitors Centre for Country Park (sui generis) comprising Cafe and WC building; associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound; and removal of trees. Creation of 36 space car park / 2 space coach parking and turning; and retention of existing 64 space car parks. Conditional Consent 25/08/2016
- 2.8 2016/1062 - Variation of Condition 2 (2016/0788): Erection of visitors centre for country park (sui generis) comprising cafe and WC building, associated landscaping and external works, new paths, foul and surface water drainage, site lighting, external air source heat pump condenser compound, and removal of trees. Creation of 36 space car parking and 2 space coach parking and turning, retention of existing 64 space car parks. Conditional Consent 24/02/2017
- 2.9 2017/0581 - Retention of new 36 space car park to replace provision previously approved as part of application 2016/0788. Conditional Consent 04/07/2017
- 2.10 2017/0619 - The erection and operation of two CCTV columns. Conditional Consent 20/07/2017.
- 2.11 2017/0636 - Variation of details relating to conditions 2 and 3 of 2016/0788 (Revised Landscaping Scheme) due to reposition of car park (subject to separate application 2017/0581). Conditional Consent 20/07/2017.
- 2.12 2017/0958 - Variation of Condition 2 (planning application 2017/0636) to extend the opening hours of cafe. 20/04/2018.

- 2.13 2018/0033 - Removal of condition 24 of planning approval 2013/1387. Hours of use for access point. Conditional Consent. 13/03/2018.

3.0 Proposed Development

- 3.1 The application seeks full planning permission for the erection of one CCTV column and associated CCTV camera to be located adjacent to the western boundary of the new car park proposed by application 2019/0752 at the Gedling Country Park.
- 3.2 One, 8 metre high galvanised post with an attached CCTV camera would be positioned to the western edge of the proposed car park. It is proposed that the camera will be of a dome design and will have the ability to capture HD images during daylight and full details under low-light or no light conditions.
- 3.3 The purpose of the cameras is to assist the prevention and detection of crime around the proposed car parking area.

4.0 Consultations

- 4.1 A Site Notice was posted and neighbour consultations undertaken. No letters of representation were received as a result.

5.0 Development Plan Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).
- 5.3 The following policies are relevant to the application:
- 5.4 National Planning Policy Framework 2019
Sets out the national objectives for delivering sustainable development. Sections 8 (promoting healthy and safe communities), 12 (Achieving well-designed places) are particularly relevant.
- 5.5 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 12 – Local Services and Healthy Lifestyles – sets out that new, extended or improved community facilities will be supported where they meet a local need.

Policy 13 – Culture, Tourism and Sport – sets out that further provision of culture, tourism and sporting facilities will be supported where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

Policy 16 – Green Infrastructure, Parks and Open Space – sets out that a strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken. The approach will require that existing and potential Green Infrastructure corridors and assets are protected and enhanced. Parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued.

5.6 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

Policy LPD 19: Landscape and Visual Impact - planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.

Policy LPD 20: Protection of Open Space - planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. Exceptions to this policy are set out within the policy and include:

- the development would enhance or improve the recreational or sporting potential or quality of the site;
- the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
- the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

6.0 Assessment of Planning Considerations

6.1 Principle of development

6.2 The principle of the development of the new car park is set out within a separate planning agenda item relating to application 2019/0634. The site is located within the Gedling Country Park which is protected under policy LPD 20 of the Local Planning Document. LPD20 identifies that planning permission will not be granted on outdoor sport facilities, including playing fields, with exceptions being where the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used.

6.3 It is considered that the provision of a CCTV pole and camera within the Gedling Country Park would comply with policy LPD20 insofar that the proposal would be ancillary to the use of the site and would not have an adverse impact upon how it is used. Therefore it is considered that the principle of development is acceptable.

7.0 Design

7.1 The proposed CCTV column is proposed to be located immediately adjacent to the western boundary of the new car parking area proposed by application 2019/0752. It is considered that the CCTV column is typical of a structure that would be presented within a car parking area and therefore the design and appearance of the proposal would be appropriate to its setting.

7.2 It is considered that the column would not have any material adverse impact on the landscape character of the area by reason of their scale, bulk, form, layout or materials such that they comply with the requirements Policy 10 of the ACS and policy LPD19 of the LPD Part 2.

8.0 Residential amenity

8.1 The CCTV camera will be located adjacent to the western boundary of the proposed new car park and some 40m from the northern boundary of the Gedling Country Park which lies adjacent to Spring Lane. The northern boundary of the Gedling Country Park is screened from Spring Lane by the existing hedging and tree planting with the nearest residential property that forms part of Crimea Farm being located to the north of Spring Lane. Due to the separation distance and the existing screening between the proposed CCTV camera and the nearest residential property, it is considered that there will be no undue impact on the private amenity of neighbouring residential properties in the area.

8.2 Given the above, I consider the proposal to accord with all relevant aims of policy LPD32 and is acceptable in this regard.

9.0 Crime prevention

9.1 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'. Policy 10 of the Core Strategy also supports the 'incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments'. It is considered 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. It is therefore considered that the proposal complies with the advice of the NPPF and Core Strategy Policy 10.

10.0 Conclusion

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

10.2 It is considered that the proposed development would comply with the relevant planning policies that are set out above with regards to design, amenity and crime prevention. On this basis, it is recommended that planning permission is granted subject to the conditions identified 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 This permission shall be read in accordance with the application form received 29th July 2019, the elevation details of the 8m pole drawing no TC 8 400 01 00 and drawing no TC mast (Single Door) 00 received 13th August 2019 and the redline site location plan received 21st August 2019. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable and in keeping with the character of the property and the area. The proposal would not result in a significant undue impact on the amenity of

neighbouring properties and would comply with the relevant policies regarding crime prevention. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 12, 13 & 16 of the ACS (2014) LPD 19, LPD20 & LPD32 of the Local Planning Document (2018).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 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.

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.