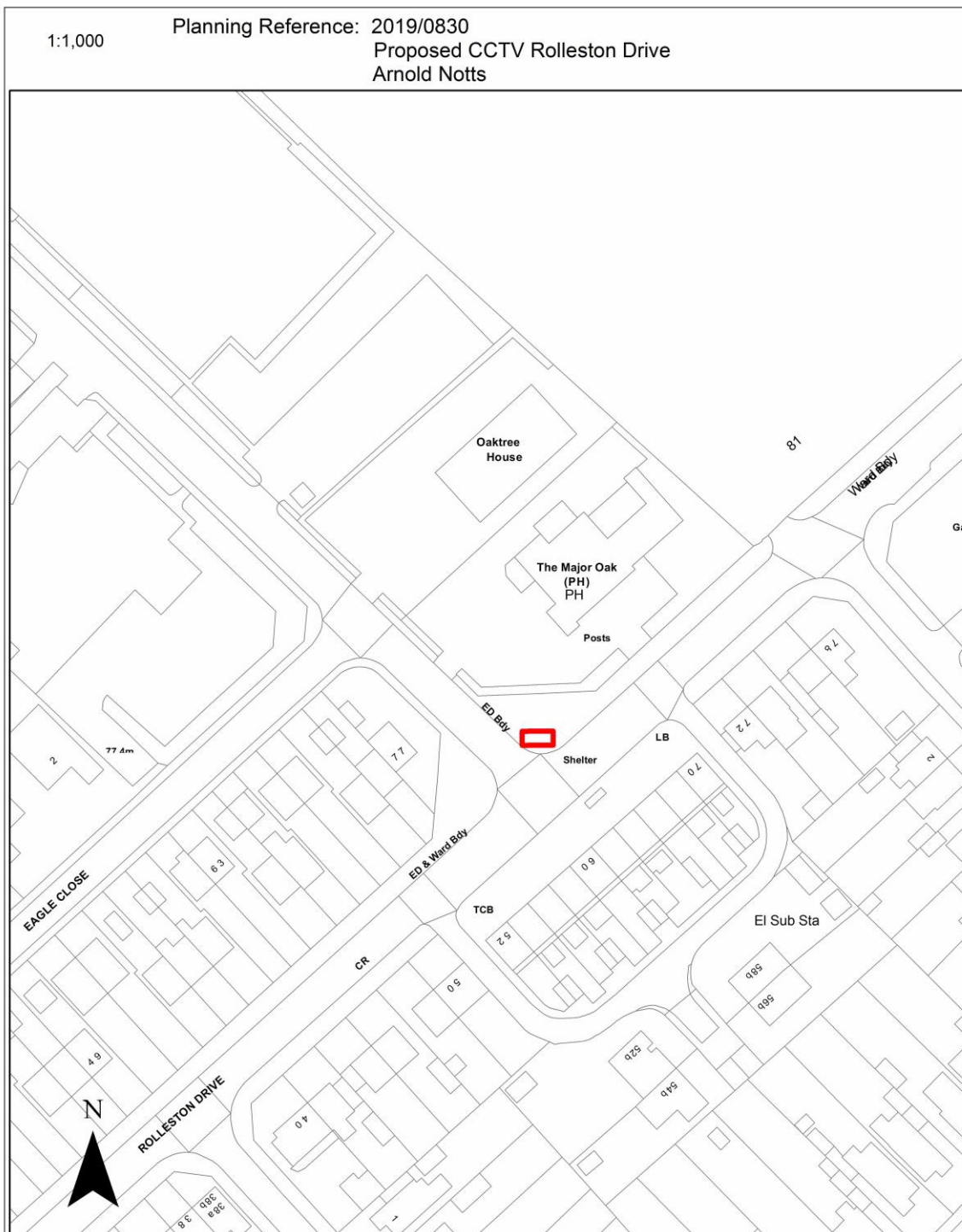




## Planning Report for 2019/0830



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**Report to Planning Committee**

<b>Application Number:</b>	<b>2019/0830</b>
<b>Location:</b>	<b>Proposed CCTV Rolleston Drive Arnold</b>
<b>Proposal:</b>	<b>CCTV Camera on 10m pole.</b>
<b>Applicant:</b>	<b>Gedling Borough Council</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**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 comprises land adjacent to part of the footway to the front of The Major Oak Public House on the corner of Rolleston Drive and Brookfield Road. There is a modest change of levels in the area with the footway approximately 1m above the adjacent Public House car park. In the immediate area there is a parade of shops on the opposite side of Rolleston Drive, with residential units above.
- 1.2 Within the locality there are a number of streetlights and telegraph poles along with a pole and light on top in the Public House car park, all vertical features in the streetscape. There is also a degree of other street furniture in the area, including bus stops, bins etc, primarily on the opposite side of the road to the front of the retail units on Rolleston Drive.

**2.0 Relevant Planning History**

- 2.1 None.

**3.0 Proposed Development**

- 3.1 The application seeks full planning permission for the erection of a 10m high metal pole with a camera on top. The pole would be sited on land adjacent to the front boundary of the Public House where the footway is particularly wide.
- 3.3 The purpose of the cameras is to assist in the prevention and detection of crime in the area, particularly around the parade of shops opposite.

## **4.0 Consultations**

- 4.1 A Site Notice was posted and neighbour consultations undertaken. One letter has been received and advises that provided the camera is not to be used for restricting parking in the area, and it will be used for the detection of crime, they raise no objection to the application.

## **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). The Greater Nottingham Aligned Core Strategy Part 1 Local Plan and the Local Planning Documents (part 2 Local plan) is also pertinent.

- 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. Section 8, paragraph 91 (promoting healthy and safe communities) makes specific reference to the need to ensure that crime, and the fear of crime, does not undermine community cohesion. Section 12, paragraph 127 (Achieving well-designed places) also makes reference to how crime, and the fear of crime, can undermine the quality of life.

5.5 Greater Nottingham Aligned Core Strategy (ACS) 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.

5.6 Local Planning Document (Part 2 Local Plan)

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 The key issues 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.

## 7.0 **Principle of development**

7.1 The principle of the development is supported in that there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of shops in the locality and the area is a hub for local residents to meet e.g. the Public House, access services, as well as being important in terms of catching buses to other parts of the Borough and City. As a result, it is considered that the erection of the pole and CCTV camera will reduce the fear of crime and help the detection of crime too. The proposal is, therefore, deemed to comply with guidance within the NPPF (sections 8 and 12).

## 8.0 **Design**

8.1 The proposed CCTV column would be located within the highway to the front boundary of The Major Oak Public House. There are a number of other similar poles in the area including telegraph poles and street lights; whilst the proposed pole would be slightly taller at 10m the pole would not appear an incongruous feature in the streetscape and is appropriate in the context of where it would be sited.

8.2 It is considered that the pole and camera would not have any material adverse impact on the character of the area by reason of its scale, bulk, form, layout or materials such that it would comply with the requirements of Policy 10 of the ACS and LPD32.

## 9.0 **Residential amenity**

9.1 The CCTV is to be used to monitor the area to the front of the shops as a deterrent and to record possible crimes in the area. There are residential properties in the area, including above the retail units; however, the purpose of the camera is not to impinge on the privacy of occupiers but to observe the public realm. As a result the camera would not impact upon residential amenity.

9.2 Given the above, the proposal is considered to accord with all relevant aims of policy LPD32 and is acceptable.

## 10.0 **Crime prevention**

10.1 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 a CCTV camera at this location would be acceptable due to its purpose to reduce crime and the fear of crime. It is therefore considered that the proposal complies with the advice of the NPPF and Core Strategy Policy 10.

#### 11.0 **Conclusion**

- 11.1 In conclusion, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime.
- 11.2 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 recommend that planning permission is granted subject to the conditions identified below.

#### **Recommendation: GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

Location plan Pole elevation (TC.10.400.01)  
Dome camera detail  
Antenna Reasons

The development shall thereafter be undertaken in accordance with these plans/details.

#### **Reasons**

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. For the avoidance of doubt