



## Planning Report for 2020/1110



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:** 2020/1110

**Location:** Conway Road Recreation Ground, Carlton

**Proposal:** Install 12m cabinet style galvanised column including concrete base for CCTV camera

**Applicant:** Gedling Borough Council

**Agent:**

**Case Officer:** Claire Turton

**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 is a recreation ground consisting of a bowling green and pavilion, tennis courts and playground.
- 1.2 The site is located within the urban area of Carlton. Neighbouring properties are predominantly residential with a railway line immediately to the east of the site.
- 1.3 The site is located within flood zone 3.

**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 12m high metal pole for a CCTV camera. The pole would be sited on the recreation ground itself, roughly east of the pavilion building.
- 3.3 The purpose of the cameras is to assist in the prevention and detection of anti-social behaviour at the site.

## **4.0 Consultations**

4.1 **The Environment Agency**;- No objection.

4.2 A Site Notice was posted and neighbour consultations undertaken.

1 letter has been received by a neighbouring resident querying whether the camera will get a good view of both bowling greens and both sides of the pavilion building. The author states that this is important as this is where people gather. The Planning Officer, in consultation with the applicant, has responded directly to the neighbour that the location of the camera has been chosen to get a good view of the whole park, including the bowling green and both sides of the pavilion.

## **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. Section 8, paragraph 155 (meeting the challenge of climate change, flooding and coastal change) states that inappropriate development in areas at risk of flooding should be avoided but where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

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 3: Managing Flood Risk – advises regarding development in areas at a risk of flooding.

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, flood risk 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 the site is located within a built-up area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. I have been informed by the applicant that there have been issues of anti-social behaviour at the recreation ground. 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 to the rear (east) of the site, away from the public highway and is therefore not prominent within the streetscene. There are a number of other similar poles in the area including street lights. Whilst the proposed pole would be slightly taller at 12 metres, 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 recreation ground as a deterrent and to record possible crimes in the area. There are residential properties in the area, surrounding all four sides of the recreation ground albeit with a public highway and a railway line intervening to the west and east respectively. The nearest residential boundary is in excess of 50 metres away from the proposed camera. In any case, 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 Flood Risk

10.1 The proposal is located in Flood Zone 3. The National Planning Policy Framework requires the submission of a Flood Risk Assessment for all developments in Flood Zone 2 and 3. A Flood Risk Assessment has been submitted with the application which identifies that the proposed development is extremely minor in nature (it has a footprint of 0.5 square metres set within a park of approx. 1.3 hectares) and is extremely unlikely to have any impact on the function of the floodplain given the small footprint. The Environment Agency has raised no objection to the proposal stating that it will not have any major impact on the function of the floodplain. It is therefore considered that the proposal complies with the advice of the NPPF and LPD3.

#### 11.0 Crime prevention

11.1 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.

#### 12.0 Conclusion

12.1 The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties. The proposal will not increase flood risk in the area.

It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 8 and 12), Policy 10 of the GBCAS (2014) and Policies LPD 3 and 32 of the LPD.

**Recommendation: Grant Conditional Planning Permission**

## 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 documents and approved drawings:

Application Form, received 5th November 2020 and amended Certificates, received 13th November 2020

Site Location and Block Plan, received 18th November 2020

Drawing no. TC.10.400.01 entitled 400 Sq Cabinet Based 10 Mtr Pole, received 5th November 2020

Appendix One Image of CCTV Dome Type Camera, received 5th November 2020

Appendix Two Image of Proposed Transmitter, received 5th November 2020

Appendix Three Diagram of CCTV Column, received 5th November 2020

Drawing no. WEC-467586A1 entitled CS2000 showing Plastic Bung, received 18th November 2020

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

The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties. The proposal will not increase flood risk in the area. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 8 and 12), Policy 10 of the GBCAS (2014) and Policies LPD 3 and 32 of the LPD.

## Notes to Applicant

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

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 applicant should be aware that the site is within a flood zone and therefore it would be advisable to set any control equipment as high as possible to offset the risk of any control equipment becoming damaged.

Date Recommended: 16th December 2020