



Planning Report for 2021/1296



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:	2021/1296
Location:	Car Park Carlton Square Carlton
Proposal:	CCTV Camera, associated transmission equipment and column
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Peter Langton

The applicant and landowner 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 car park within the Carlton Square local centre.
- 1.2 The site is located within the urban area of Carlton. Neighbouring properties are a mix of retail, leisure and residential

2.0 Relevant Planning History

- 2.1 The most recent planning history on the site is summarised below;

2021/0652 - Reconfiguration of existing northern car parking, pedestrian routes, and formation of new vehicular access to Burton Road (Amendments to permission 2020/0938) and granted permission on 13 July 2021.

2020/0938 – *'Reconfiguration of existing car parking, pedestrian routes, boundary treatments and formation of new vehicular access to Burton Road'* - was considered by the Planning Committee and granted planning permission on the 13th November 2020.

2020/0932 – *'Built up flat faced acrylic letters @ 540mm high with 100mm returns, internally illuminated with LEDs, 4no. locations on existing buildings'* - was considered by the Planning Committee and granted advertisement consent on the 30th October 2020.

2020/0931 – *'Proposed new boundary treatment along Station Road, new facade treatment to existing buildings, new street furniture, lighting and landscaping'* - was considered by the Planning Committee and granted planning permission on the 30th October 2020.

98/0387 – *'Display combination of hoardings & fascia signage'* – granted in 1998.

96/0445 – *'Illuminated signage to replace existing'* – granted in 1996.

90/0706 – *'Construct glazed roof, and fence with gates to shopping centre'* – granted in 1990.

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 and associated transmitter equipment. The pole would be sited centrally within the car park, north of the access from Station Road, and adjacent to the ticket machine.
- 3.2 The purpose of the camera is to assist in the prevention and detection of anti-social behaviour at the site.

4.0 Consultations

- 4.1 A Site Notice was posted and neighbour consultations undertaken. No letters of representation have been received.

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 2021 (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 2021
Sets out the national objectives for delivering sustainable development. Section 8, paragraph 92 (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 130 (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 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. The applicant has advised that there has been a number of complaints about anti-social behaviour, shop theft and general crime in the local area. As a result, it is considered that the erection of the pole and CCTV camera will reduce the fear of crime as well as helping with the detection of crime. 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 centrally within 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 and other CCTV cameras. Being located close to other cameras is important as it enables the proposed camera to link into an existing transmission pathway. Whilst the proposed pole would be reasonably tall at 12 metres, it would not appear an incongruous feature in the streetscape and is considered to be 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 car park and nearby shops as a deterrent and to record possible crimes in the area. There are residential properties in the area, mainly to the north and east/south east of the proposed development. The proposed CCTV pole will be set centrally within the car park, offering a good deal of separation to the nearest residential dwellings. In any case, the purpose of the camera is not to impinge on the privacy of occupiers but to observe the public realm. The proposed pole will also have a slender design,

similar to that of street lighting, and is not considered to result in an overbearing or overshadowing impact on the residents of any neighbouring properties. As a result it is considered that the camera would not result in an unacceptable loss of 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 92 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

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.

It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policy 10 of the ACS (2014) and Policy 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 9th November 2021
 - Site Location and Block Plan, received 16th December and 9th November 2021
 - Drawing no. TC.10.400.01 entitled 400 Sq Cabinet Based 10 Mtr Pole, received 9th November 2021
 - Supporting Document - AUTODOME IP Starlight 700 HD (1080p), received 9th November 2021

- Supporting Document - Specification Sheet: PTP550, received 9th November 2021
- Drawing no. WEC-467586A1 entitled CS2000 showing Plastic Bung, received 9th November 2021

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