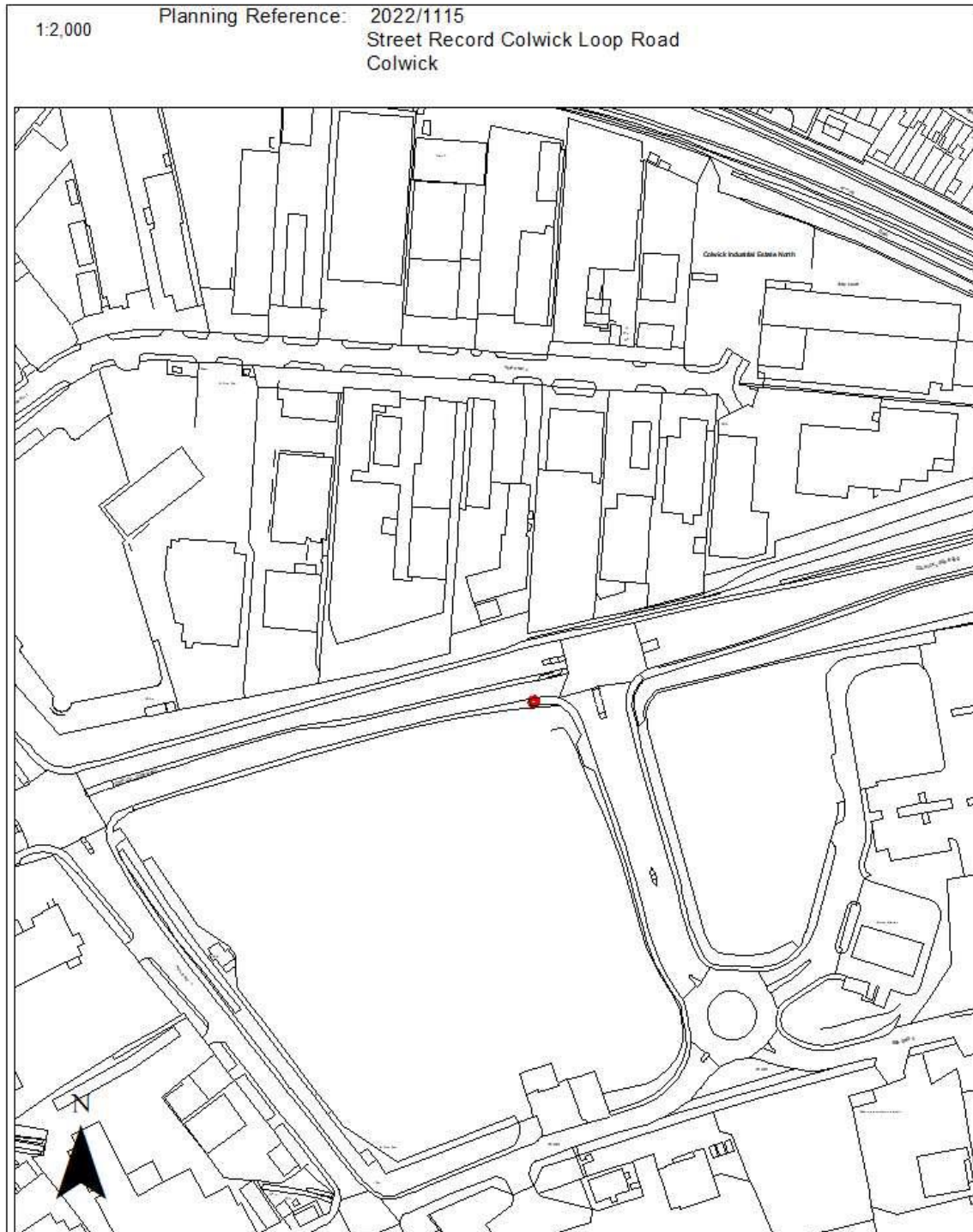




Planning Report for 2022/1115



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:	2022/1115
Location:	Street Record, Colwick Loop Road, Colwick
Proposal:	Install a 10m column together with a 2M antennae extension and a concrete base for CCTV camera.
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Peter Langton

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 on the south side of the Colwick Loop Road, close to the new junction which leads to Road No 3 to the south. The surrounding area is largely characterised by commercial uses which are predominantly industrial and retail.

2.0 Relevant Planning History

2.1 No relevant planning history.

3.0 Proposed Development

3.1 The application seeks full planning permission for the erection of a 10m high column and 2m antennae extension for a CCTV camera and associated transmitter equipment, with a concrete base. The total height of the proposed column with antennae extension will be 12m.

3.2 The purpose of the camera is to assist in the prevention and detection of crime and anti-social behaviour at the site.

4.0 Consultations

4.1 Highway Authority – No objection.

- 4.2 A public consultation has been undertaken with letters sent to neighbouring properties and a site notice posted at the site. No public representations have been received as a result of the consultation.

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:

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.

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.

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.

LPD 61: Highway Safety – planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movements and the access needs of all people.

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, commercial area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of local businesses and currently vacant sites within the area that can often be the target of crime. As such 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 on the verge adjacent to the highway. The CCTV column will have a reasonably slender design, and as such is not considered to be overly prominent in the public realm. Given the built up and commercial nature of the surrounding area, as well as existing street lighting it is considered that the proposed street column will not be an incongruous feature in the streetscape.

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 for the public realm as a deterrent and to record possible crimes in the area. There are no residential dwellings in close proximity to the application site which could be affected by the proposal.

9.2 Given the above, it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of nearby dwellings and is therefore in accordance with all relevant aims of policy LPD32.

10.0 Highway Safety

10.1 The Highway Authority has been consulted on this application as the proposed column will be on land owned by the Highway Authority and it will be visible to road users.

10.2 No objection has been raised by the Highway Authority in respect of the impact of the proposal on highway safety. The proposed column is designed to blend in with its surroundings and as such is not considered to be a source of unacceptable distraction for road users on the adjacent highways. It is also considered that the column will not cause unacceptable obstruction for pedestrians.

11.0 Crime prevention

11.1 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.

12.0 Conclusion

- 12.1 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 amenity as there are no residential properties in the surrounding area.
- 12.2 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.

Recommendation: Grant Planning Permission subject to the following conditions:

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 carried out in accordance with the details set out in the application form, Site Location Plan, and WEC Technical Specification; received by the Local Planning Authority on 14 November 2022.

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 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

The applicant is advised that all planning permissions granted on or after 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 hereby approved as the development type proposed is zero rated in this location.

The proposal makes it necessary to apply for an S115e licence for installation of a CCTV camera to be installed on the verge of the public highway. These Works will be subject to a site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>