



Application Number: 2015/1000
Location: Proposed CCTV Column, Collyer Road, Calverton,
Nottinghamshire.



NOTE:

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Report to Planning Committee

Application Number:	2015/1000
Location:	Proposed CCTV Column, Collyer Road, Calverton, Nottinghamshire.
Proposal:	Proposed 10m galvanised post for CCTV camera.
Applicant:	Gedling Borough Council
Agent:	Mr K Nealon
Case Officer:	Ashley Langrick

The applicant is Gedling Borough Council and therefore, in line with the Council's Constitution, this application has been referred to Planning Committee.

Site Description

The application relates to a section of the public highway opposite the junction of Collyer Road and Flatts Lane within the urban residential area of Calverton.

The site is specifically located on the public footpath to the north of an area of public Protected Open Space and to the east of a residential property at 140 Collyer Road. The Manor Park School and a row of commercial premises are located directly opposite the proposal to the north on Flatts Lane.

Proposed Development

The application seeks full planning permission for the erection of a 10 metre high galvanised CCTV column. The proposed galvanised post would measure 10 metres in height with the CCTV camera positioned on the top together with a small radio transmitter.

The proposed column has been designed with a cabinet door at the base for service staff to gain access to the transmission equipment which is only envisaged to be on an infrequent basis.

It is proposed that the camera will be of a dome design with a glass cover. The camera itself will have the ability to pan, tilt and zoom but the direction of the camera will not be apparent to the public owing to the cover being in the form of a smoked glass.

The purpose of the camera is to assist in the prevention and detection of crime and

disorder and forms part of an overall strategy by the Borough Council and its partners to address such matters.

The application includes a short supporting note and a series of diagrams and images of the equipment proposed.

Consultations

Calverton Parish Council – No objections.

Nottinghamshire County Council (Highway Authority) – No objections in principle subject to the applicant obtaining a Licence to erect the proposal on the Public Highway.

Public Protection – No objections to the proposal. Such a development will proactively restrict the occurrence of negative environmental issues in the area, contributing to a reduction in potential ASB, noise nuisance and fly-tipping problems.

The camera will be operated in line with the CCTV Code of Practice 2008 published by the Information Commissioners Office. This ensures that private information is not obtained and retained by the CCTV system.

Neighbouring Properties (including Manor Park School) were notified and a Site Notice posted. No letters of representation have been received as a result.

Planning Considerations

The main planning considerations in the determination of this application are the effect 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.

The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The relevant core planning principles set out in the guidance states at paragraph 17: -

Planning should:

- 'not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs'.

In particular the following chapters are relevant in considering this application:

7. Requiring good design (paragraphs 56 – 68)
8. Promoting healthy communities (paragraphs 69 – 78)

With regard to design, paragraph 56 states:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

Paragraph 58 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia,

'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

The above quote is also echoed in paragraph 69 which identifies that planning policies and decisions should aim to achieve places which promote healthy communities.

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now form part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS.

The following ACS policy is relevant:

- Policy 10: Design and Enhancing Local Identity.

Policy 10 of the ACS looks at design and enhancing local identity and reflects the guidance contained in both the NPPF and the Replacement Local Plan policies.

Policy ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) is also a relevant material consideration in the determination of this application.

Criteria a. b. and d. of ENV1 state that, 'Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria, inter alia, it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated; and it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping'.

In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been determined that the main planning considerations in relation to this proposal are: -

- a) Whether the design of the development is acceptable;
- b) Whether there would be an adverse impact on neighbouring properties;
- c) The support provided towards crime prevention in the area.

Each of the above aspects are considered in detail below.

Design

The proposed CCTV column is akin to a lamppost in its design and appearance and is therefore considered to have the appearance of a piece of regular street furniture. A radio transmitter is included as part of the proposal and this is to be located to the top of the column. As there were no details confirming the precise size of the transmitter this was clarified with the applicant in the interests of visual amenity. The applicant confirmed that the transmitter measures 192mm in length by 48mm in width by 36.2mm in height which is considered to be small in size, the detail of which can be suitably controlled by the imposition of a planning condition.

With the above in mind and taking account of the proposed location of the proposal within the urban residential area of Calverton, I am satisfied that the proposal would be readily assimilated into the street scene and therefore not have any material impact on the character and appearance of the area.

I am of the opinion that the proposal would not have any material adverse impact on the area by reason of its scale, bulk, form, layout or materials such that it complies with the requirements of criteria a. of Policy ENV1 of the Replacement Plan and Policy 10 of the ACS.

Residential amenity

The purpose of the camera is to assist in the prevention and detection of crime and disorder and forms part of an overall strategy by the Borough Council and its partners to address such matters. The proposal positively responds to the requirements of the NPPF insofar as it seeks to create a safe environment where crime and disorder do not undermine quality of life. In particular, the proposed camera is being installed as the Borough Council has had a number of complaints about anti-social behaviour close to the commercial premises on Flatts Lane.

In the above context, I am of the opinion that the proposal will contribute towards improving the existing amenity levels enjoyed by the residents of Calverton.

The applicant has confirmed in writing that the CCTV camera will be operated in line with the Information Commissioner Office CCTV Code of Practice 2008. I am therefore satisfied that there will be no undue impact on the private amenity of neighbouring residential properties in the area.

Given the above, I consider the proposal to accord with all relevant aims of criteria b. of Policy ENV1 of Gedling Replacement Local Plan (Certain Saved Policies 2008) insofar as residential amenity are concerned.

Crime prevention

Paragraph 58 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'create safe and accessible environments where crime and

disorder, and the fear of crime, do not undermine quality of life or community cohesion’.

The development proposal is borne out of the need to address a specific anti-social behaviour concern. I therefore consider that the proposal complies with the advice of the NPPF and criteria d. of Policy ENV1 of the Replacement Plan.

Conclusion

Given all of the above, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime and disorder and improve the quality of life of residents in Calverton generally.

I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above insofar as design, amenity and crime prevention considerations are concerned. On this basis, I recommend that Planning Committee grants planning permission.

Recommendation:

To grant conditional planning permission.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in complete accordance with the plans received on 4th August 2015 and the detailed specification contained in two emails dated 25th and 27th August 2015 which form part of this permission unless otherwise agreed in writing by the local planning authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and seeks to reduce crime and disorder in the area. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

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.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application a number of details were clarified with the applicant to ensure that the development is appropriate and can proceed as envisaged. Such details were controlled by the imposition of a suitably worded planning condition.

The applicant is advised that it is necessary to obtain a Licence to construct a structure on the public highway. In this regard, the applicant is required to contact the County Council's Highway Liaison Team on telephone 0115 9774474 to arrange for these works to be carried out.