

# Development Control Committee

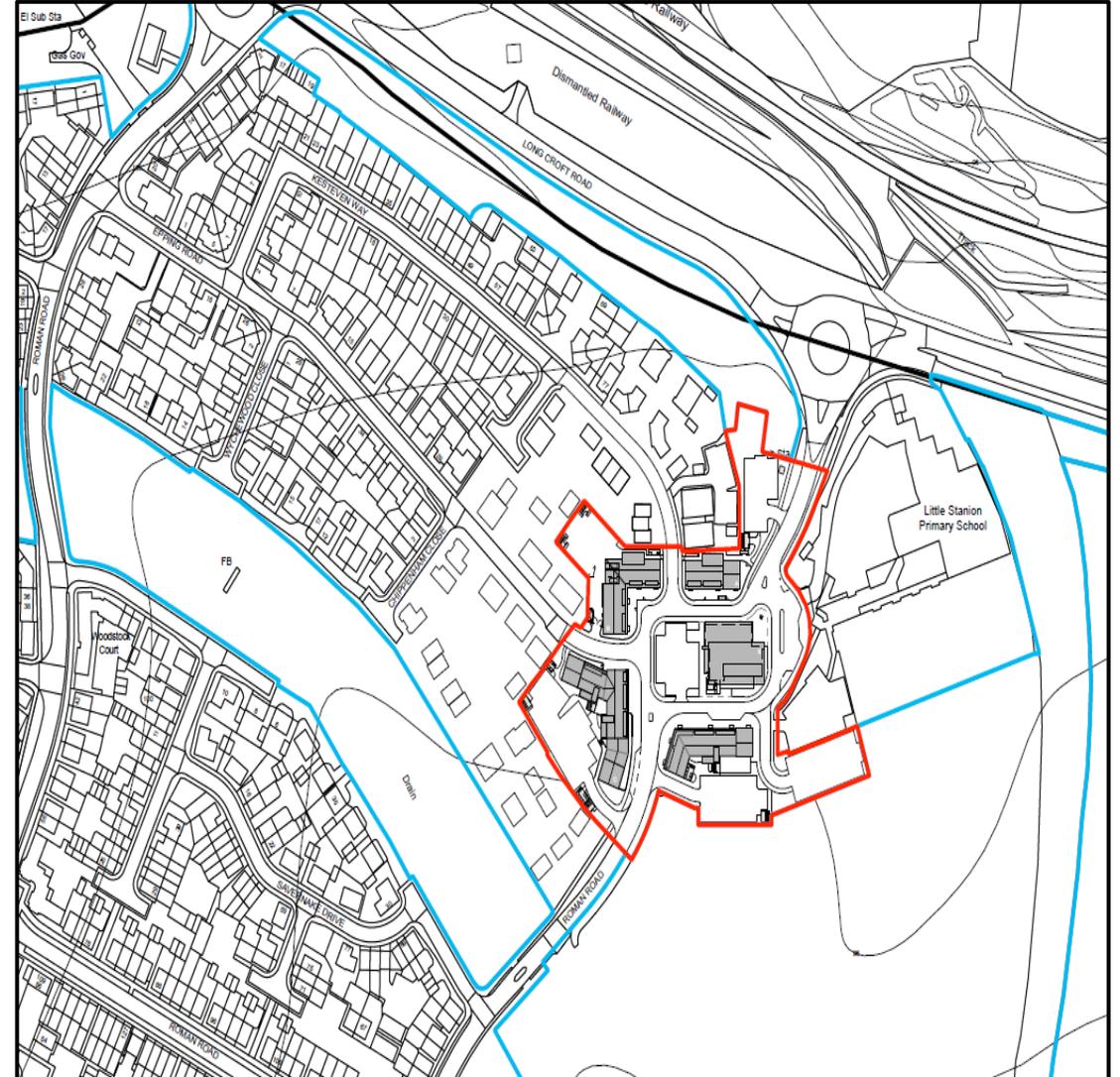
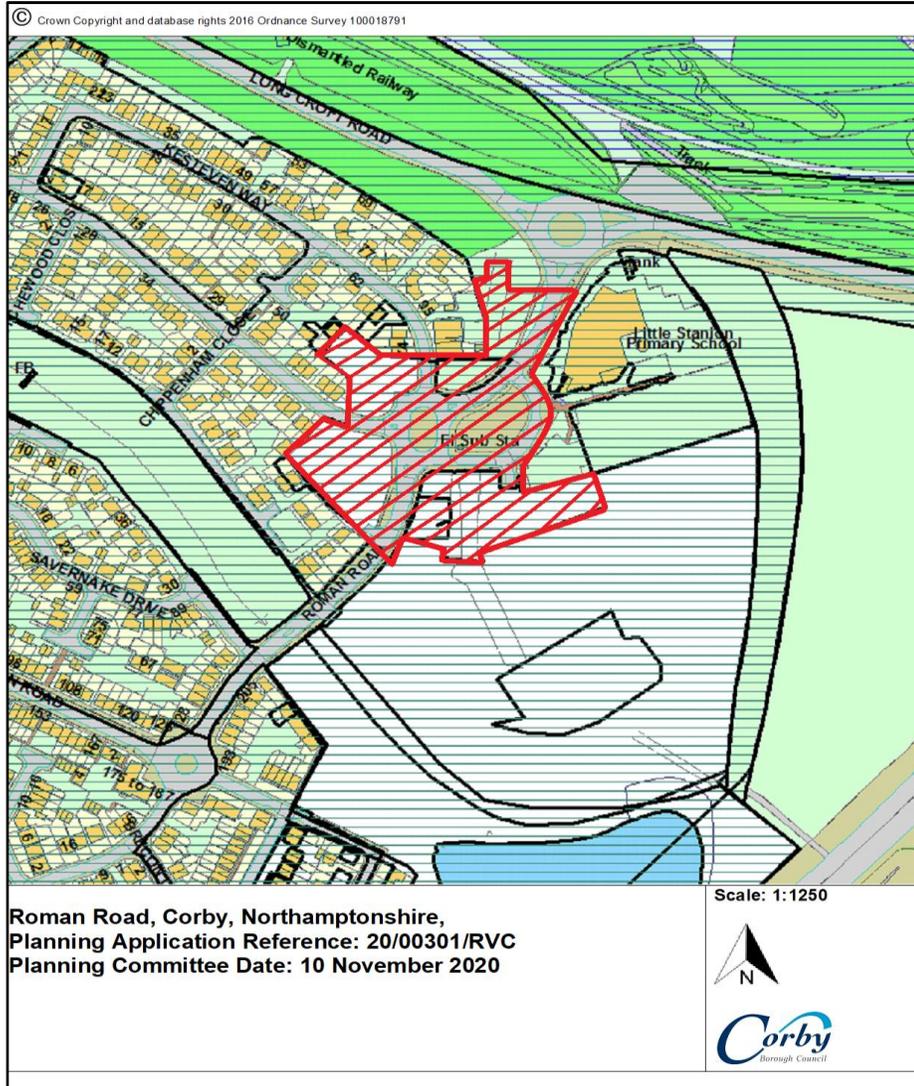
## 10<sup>th</sup> November 2020

# **20/00301/RVC**

## **Village Centre, Little Stanion**

**Variation of Condition 13 (CCTV) pursuant to planning permission 17/00702/DPA (Full Planning Application for the erection of 66 two bedroomed apartments, 598sqm of retail falling within use classes A1, A2, A3 ,A4 and A5, 435sqm community hall, associated car parking spaces and all associated works): CCTV Provision at the Village Centre**

# Location Plans



# Existing Condition

Condition 13 pursuant to planning permission 17/00702/DPA states:

*“A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. No part of the development hereby permitted shall be occupied before the scheme is carried out as approved.*

*Reason: To design out crime and promote the well-being in the area. This will ensure the development is accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.”*

## Proposed Variation

*“A scheme showing the details of CCTV to be installed at the development shall be submitted to and approved by the local planning authority in writing. Block C, phase 5, shall not be commenced before the scheme is carried out as approved.*

*Reason: To design out crime and promote the well-being in the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.”*

# Reason for Application

- Dialogue has taken place between the applicant and the Police Crime Prevention Design Adviser and Corby Borough Council's CCTV administrator.
- The Police and CCTV administrator have requested that installation of the CCTV be delayed until the physical construction of the blocks A, B, D and E has taken place to enable sightlines to be physically verified on the ground and for the accuracy of the communication linkage between the CCTV cameras back to the mast on the village centre roundabout.

# Reason for Application (continued)

- Application seeks permission for the trigger point for the implementation of the CCTV within the village centre be put back in the development process to enable this to be achieved in the most efficient manner.
- Experience has shown that sightlines can best be achieved by reference to the as built on the ground situation rather than reliance upon drawings which does not always ensure the sightlines can be achieved in practice.

# Consultation Responses

- **Internal**

- Corby Borough Council (CBC) Environmental Services (Environmental Protection) – no objection and no comments to make (received 28.08.2020)

- **External**

- Northamptonshire Police – Support the proposal (26.08.2020)
- Little Stanion Parish Council – Objected (10.09.2020)

# Consultation Response

- The Parish Council state that the residents of Little Stanion need the safety and security of a system now, not at some date in the future.
- Two of the four blocks have been constructed, so their final position is now fixed. Furthermore, the exact position of the other two blocks and the Village Hall is already known from the drawings submitted when the application was made.
- The Parish Council contend that it is important that the CCTV be installed now as Little Stanion is suffering from a rise in crime, anti-social behaviour and cars and motor cycles speeding, especially along Roman Road.
- The temporary village convenience shop has suffered several break-ins including an armed robbery therefore the Parish Council put forward that the CCTV cameras should be installed now, both for the safety of the shop-keepers, members of the public, as well as an aid to the Police.

# Conclusion

- The proposed variation of condition 13 of planning permission 17/00702/DPA is considered acceptable. The details hereby submitted do not cause any significant harm to the character of the area or to the amenity of the nearby occupiers.
- Northamptonshire Police and Corby Borough Council's CCTV administrator are in full support of the proposed variation of condition 13

# Conclusion

- Members are advised to note that this application does not seek to alter the principle relating to the provision of CCTV, merely to adjust the timing to ensure that the CCTV operates to its full potential and is futureproofed.
- The proposal is therefore considered to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2016, the National Planning Policy Framework 2019 and no other material considerations indicate that the policies of the development plan should not prevail.

**Recommendation is for approval**

**Thank you**