

**16/00309/REG3**

**Installation of 2 CCTV columns with cameras Priors Hall Park Development Site, Stamford Road, Corby**

**Background**

The Priors Hall Park site is located to the north-east of Corby and comprises an area of approximately 395 ha. Redevelopment of this site is underway resulting in approximately 500 of the 5,100 dwellings built and occupied.

The proposal forms part of the surveillance works secured under the S106 Agreement made between the developers of the Priors Hall Park site and the Council in 2007.

This application is being considered by committee as Corby Borough Council is the applicant.

**Description**

This application seeks consent for the erection of 2 CCTV columns and cameras.

The columns would be 8m in height and finished in anthracite grey.

It is proposed that there would be a single "dome" camera mounted at the top of each column. The "dome" feature enables the cameras to spin around and zoom in on targets and have an operational range of between 12-17 m.

**Site History**

Planning permission for the development of the Priors Hall Park site was granted in October 2007 and prior to this the site was used by the steel industry as a quarry for ironstone.

There is a lengthy planning history since permission was first granted in 2007 for a mixed use urban extension to Corby, including Residential (up to 5,100 dwellings), Employment (up to 14 ha), 1 District Centre, 2 Neighbourhood Centres, Schools (1 Secondary, 3 Primary), Hotel, Formal and Informal open space resulting in housing, education facilities.

Most recently an application to revise Condition 4 of the outline consent was received see Planning Ref: 15/00038RVC and this is pending consideration.

**Policies**

National Planning Policy Framework (The NPPF)

The NPPF attaches great importance to the quality of design of the built environment and para 58 of the NPPF requires that all new development should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Joint Core Strategy 2011 – 2031 (JCS) adopted 2016

Policy 8 – North Northamptonshire Place Shaping Principles

This Policy seeks to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the "Secured by Design" code.

**Consultation**

**Northamptonshire Highways:** No Objection.

**Northamptonshire Police :** No objection.

**CBC - Environmental Protection Department** - No comments or objections to make regarding the proposal.

**Priors Hall Residents Association** – no comments received

### **Advertisement/Representations**

No Neighbour Notifications have been sent out as the CCTV equipment would be erected adjacent to the highway and therefore distant from any residential development.

**Site Notices** were posted on 2nd August 2016.

**No representations** have been received.

### **Report**

The column mounted cameras are proposed to be erected at two separate locations adjacent to the main entrances into the site.

Location No: 1 is proposed at the Priors Hall Park entrance with the Weldon Roundabout where it meets the A43 and Stamford Road. Location No: 2 is proposed at the newly created roundabout serving the Business Academy entrance into the Priors Hall Park site.

In terms of the impact on the character of the area, the columns are similar in design to street lighting columns and by their very nature are designed to be unobtrusive, blending in with the existing street furniture. Bearing in mind that both these locations are close to the highway then it is not considered there would be an injurious impact on the visual amenities of the area.

In considering the impact on residential amenity and the perception of any loss of privacy, these cameras are to be located away from residential development. In Location No: 1 approximately 150 m of separation distance has been retained between the camera and the frontage of the new residential development in Flaxland Way, located to the north of the site, and, 180m separates the camera from the existing residential development off of Stamford Road, Weldon which is located to the south of the site.

Location No: 2 has a separation distance of approximately 300m from the camera and properties in Hobby Drive and these properties form part of the new residential development in the Priors Hall Park site. In view of the distances retained between the cameras and residential development and the fact that these cameras have a limited range of between 12-17m, it is not considered that the residential amenities of these properties would be materially harmed when seen against the benefits associated with these cameras which form part of the approved scheme to design out crime.

Therefore it is considered both the columns and CCTV equipment are acceptable and would not detrimentally impact on the visual amenities of the area or residential amenity. The proposal would contribute towards creating a strong and safe environment for local communities who live within the surrounding areas which is in the interests of the prevention of crime, and this objective is supported by both national and local planning policy.

On this basis the application is considered acceptable and recommended for approval subject to the conditions set out below.

### **Recommendation:**

#### **Approve subject to conditions**

The development hereby permitted shall be commenced no later than three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and specifications as set out on Corby Borough Council plan numbers:

Location Plans (received 13<sup>th</sup> July 2016)

Column Specifications (received 13<sup>th</sup> July 2016)

Drawing of Column (received 13<sup>th</sup> July 2016)

**Reason:** To ensure a satisfactory standard of development and in the interests of security and the prevention of crime. To accord with the objectives of Policy 8 of the North Northampton Joint Core Strategy 2011-2031.

**Reason for Approval**

Subject to the conditions above the proposed development is considered to be an acceptable form of development that does not adversely impact on the appearance of the area or the residential amenity of the nearby properties. The proposal is considered to comply with the NPPF and Policy 8 of the Joint Core Strategy.

**Statement of Applicant Involvement**

The application raised no significant planning concerns which required the involvement of the applicant.

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