
Application for Planning Permission

20/00517/REG3	Installation of a 12 meter CCTV cabinet based column, camera and wi-fi equipment on the grassed area by the amphitheatre on Kestrel Road, Priors Hall, NN17 5AS and installation of 1x 6 metre cabinet based column, camera and wi-fi and 2x 6 metre lamp style columns and cameras on the retail area of Kestrel Road, Priors Hall. At: Kestrel Road, Weldon, Northamptonshire
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1. Site surroundings:

- 1.1 The subject site is located at the amphi-theatre / neighbourhood centre locality; at the 90-degree bend / corner along Kestrel Road at Priors Hall Zone 1.

2. The Proposal:

- 2.1 The application is for the installation of a 12 meter CCTV cabinet based column, camera and wi-fi equipment on the grassed area by the amphitheatre and installation of 1x 6 metre cabinet based column, camera and wi-fi and 2x 6 metre lamp style columns and cameras on the retail area of Kestrel Road, Priors Hall.

3. Site History:

- 3.1 19/00435/REG3- Installation of 1 x CCTV column and camera to location shown on site plan. Application permitted on 28.11.2019.

4. Policy Context:

- 4.1 The National Planning Policy Framework (2019)
 4.2 Policy 8- Place Shaping Principles of North Northamptonshire Joint Core Strategy (Adopted 2016)

5. Consultation:

CBC Head of Environmental Services-

- 5.1 (23.12.2020) No objection/comments.

Crime Prevention Officer-

- 5.2 (23.12.2020) Crime Prevention Officer was consulted on this application and the officer provided the following comments-

Many thanks for consulting me when considering this application. On behalf of Northamptonshire Police I have no objection or concerns re this application. I have liaised with both CBC Community Safety Manager, Toni Malpas, and the land owners for the development. I fully support the application.

Weldon Parish Council:

- 5.3 No objection.

6. Advertisement:

- 6.1 Site Notice – Site notice posted on 24.12.2020.
 6.2 Notice: (ET) – Published on Evening Telegraph on 07.01.2021.

7. Representation

7.1 Neighbour Letters – Letters were sent to 31 neighbouring units with the consultation period expiring 12.01.2021.

7.2 Summary of Representations – None received

8. Officers Assessment:

8.1 Key Determining Issues:

- Principle of Development
- Design and Appearance
- Neighbouring Amenity

Principle of Development

8.2 The NPPF (2019) in paragraph 95 advocates the need for achieving healthy, inclusive and safe places by providing wider security and defence measures by appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

8.3 Policy 8 of the adopted North Northamptonshire Joint Core Strategy (JCS, adopted 2016) aims to ensure quality of life and safer and healthier communities by designing 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'.

8.4 The proposed CCTV installation will enhance safety of the locality.

Design and Appearance

8.5 Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context and the landscape setting.

8.6 Paragraph 127 of the NPPF demonstrates how well designed places can be achieved through creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8.7 With regard to this application, the proposed cameras with a maximum height of 12m is considered to be acceptable. The height of the cameras would be out of reach of pedestrians and would provide clear views of Kestrel Road and retail area. Moreover, the proposed siting of the cameras would provide full visibility to secure the surrounding environment.

8.8 The proposed purpose of the camera is:

- surveillance of the surrounding area, buildings and activity, particularly in relation to the night time economy;
- to help deter crime, detect and prevent crime;
- to enhance community safety
- to assist the Local Authority in its enforcement and regulatory functions, for maintenance of Public Order.

8.9 The 12m pole near the amphitheatre would be erected on the grass verge. The proposal also comprises installation of one 6 metre cabinet based column to facilitate camera and wi-fi and two 6 metre lamp style columns with cameras on the retail area of Kestrel Road.

8.10 The specification of the proposed cameras feature the standard Urban Area CCTV with galvanised pole painted in black gives a clean aesthetic appearance. All the bracketry for the

fixed camera would fit on top of the pole. Considering the characteristics of the surrounding area; the proposal is considered to be acceptable.

Neighbouring Amenity

- 8.11 Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.
- 8.12 Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.
- 8.13 Taking into account the sitting and heights of the proposed cameras, it is evident that these will not affect the standards of residential neighbouring amenity (loss of privacy, loss of light, loss of outlook). Therefore, the proposed development is considered to be acceptable.
- 8.14 Environmental Health Officer and Crime Prevention Officer have been consulted on the application and raised no objections.

9. Conclusion

- 9.1 It is considered that the proposal for the installation CCTV cameras is acceptable. The development would not adversely affect the amenity of adjoining neighbours and would not be detrimental to the character of the local area. The proposal is therefore considered acceptable and the recommendation is for approval subject to conditions.

10. Recommendation:

- 10.1 It is the Officer recommendation that Committee be minded to approve the application subject to the following conditions.

10.2 CONDITIONS:

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

- 3. The development hereby approved shall be constructed entirely of the materials as detailed in the Application Form/drawings, received by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

- 4. No part of the structure hereby permitted, shall encroach upon the adjacent highway and / or Public Right of Way.

Reason: In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

- 5. Prior to first use/operation of the hereby-approved CCTV installation, the CBC Housing & Neighbourhood Services/developer shall agree in writing with the Local Planning Authority, details of ownership and maintenance of the CCTV installation. The agreed maintenance details shall be implemented as approved and be retained thereafter.

Reason: In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

Schedule of Plans and Documents:

- Locations Plan for CCTV on Priors Hall
- AW1545/BAS Fixed, Cabinet Based Pole, Anchor Bolt and Foundation Installation Detail, Dwg. No.- 5336-15 A
- AW1502 Lamp Standard Pole, Anchor Bolt and Foundation Installation Detail, Dwg. No.- 5336-11 A

11. Informative:

- a. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2019 to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

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