

UTT/13/0092/FUL (STANSTED)

(Application by Uttlesford District Council)

PROPOSAL: Erection of CCTV pole.

LOCATION: Recreation Ground, Stansted.

APPLICANT: Uttlesford District Council.

AGENT: Uttlesford District Council.

GRID REFERENCE: TL 551-224

EXPIRY DATE: 8 March 2013.

CASE OFFICER: Mr C Theobald

1.0 NOTATION

1.1 Within Development Limits / Conservation Area / Protected Open Space of Environmental Value for Playing Fields and Informal Recreation.

2.0 DESCRIPTION OF SITE

2.1 The application site comprises a proposed siting position at the top end of the village recreation ground along its northern perimeter boundary adjacent to a children's play area approximately half way across between Recreation Ground on its east side and Sanders Close on its west side. The middle section of the perimeter boundary comprises a 3 metre high continuous brick wall with dwellings and associated garage compound situated immediately behind (Spencer Close), whilst the remaining section of boundary extending across to Recreation Ground comprises a 2 metre high cut hedge with a bowling green and pavilion situated behind this. A couple of mature trees stand along the boundary within close proximity of the site location, whilst the ground falls generally in a north-south direction across the recreation ground.

3.0 PROPOSAL

3.1 This application relates to the erection of a CCTV mounting pole to be erected in a site position just in front of the northern perimeter boundary of the recreation ground adjacent to the children's play area to provide camera surveillance to these two recreational areas. The pole would have a height of 4.7 metres and be subject to colour choice preference and would be connected to a ready made power source located approximately 4 metres away.

4.0 APPLICANT'S CASE

4.1 Summary:

- Uttlesford District Council is in the process of upgrading the current CCTV system that operates in the Stansted Mountfitchet area;

- It has been recognised that there needs to be CCTV coverage in the recreation ground to achieve the desired objectives of increased coverage and increased safety for the residents of Stansted as part of this process;
- Working in partnership with Essex Police in a desire to reduce crime and disorder, anti-social behaviour and substance mis-use, it has been identified that there is at present no CCTV coverage at all in this area and that this needs to be rectified;
- It has been decided in consultation with Essex Police that the best position for overall coverage with minimum intrusion would be approximately 10 metres away from the existing light pole No.27 situated next to the alley that runs to the side of No.14 Spencer Close (garage compound);
- Apart from the obvious erection of the CCTV pole, there will be no change to the area either physically or by usage and the proposal would not have any harmful effect on protected species or bio-diversity.

5.0 RELEVANT SITE HISTORY

5.1 None.

6.0 POLICIES

6.1 National Policies

National Planning Policy Framework.

6.2 Uttlesford District Local Plan 2005

ULP Policy S1 – Development Limits for the Main Urban Areas
 ULP Policy GEN2 – Design
 ULP Policy GEN4 – Good neighbourliness
 ULP Policy ENV1 – Design of Development within Conservation Areas
 ULP Policy ENV3 – Open Spaces and Trees

7.0 PARISH COUNCIL COMMENTS

7.1 Comments not received.

8.0 CONSULTATIONS

8.1 None.

9.0 REPRESENTATIONS

9.1 1 received. Notification period expired 7 February 2013. Advertisement expired 14 February 2013. Site Notice expired 8 February 2013.

Myrtle Villa, 53 Recreation Ground, Stansted, CM24 8BD:

Support proposal provided that it occupies an unobtrusive position and is vandal proof. Assume that its purpose would be to deter potential criminal activity and damage. Would there be a commercial element involved in its usage?

9.2 In response to the above, there would be no commercial element involved in the proposal as the principal objective of the CCTV pole is to reduce crime and disorder, anti-social behaviour and substance mis-use within the local area.

10.0 APPRAISAL

10.1 The issues to consider in the determination of this application are:

- A Whether the proposal is acceptable in principle at this location (NPPF, ULP Policies S1 and GEN2);
- B Whether the siting and design of the proposed CCTV pole would have a detrimental effect on neighbouring residential amenity (ULP Policies GEN2 and GEN4);
- C Whether the proposal would have a detrimental effect on the character and appearance of the conservation area or on a designated area of open space (ULP Policies ENV1 and ENV3).

A Whether the proposal is acceptable at this location (NPPF, ULP Policies S1 and GEN2)

10.2 Paragraph 69 of the NPPF requires planning policies and decisions to promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Ideally, this should be through good design of new development. ULP Policy GEN2 has a presumption in favour of development which helps to reduce the potential for crime.

10.3 The installation of the mounting pole as proposed would enhance the existing crime prevention and detection system for this part of Stansted where it has been stated that no surveillance presently exists and the proposal would therefore be in accordance with national and local policy in this respect. The pole would be located at the highest end of the recreation ground whereupon maximum CCTV surveillance would be able to be achieved across the recreation ground and the adjacent children's play area.

B Whether the siting and design of the CCTV pole would have a detrimental effect on neighbouring residential amenity (ULP Policies GEN2 and GEN4)

10.4 The CCTV pole would be positioned in front of the 3 metre high perimeter boundary wall that divides the recreation ground from the residential development of Spencer Close located to the rear. The 4.7 metre high pole and future affixed camera would therefore be visible to some extent above the wall from Nos.12-14 Spencer Close behind. However, the garage compound located between the site and these properties would help to visually screen and distance the pole and it is considered from this that the residential amenities of the occupants of these properties would not be significantly harmed by the proposal.

10.5 It should be noted in this respect that the residents of Spencer Close who would be most closely affected by the proposal were notified of the application and none have subsequently objected, whilst a separate neighbour notification exercise was carried out by the Council's Community Safety Officer prior to submission of the application notifying the same residents as well as others of the proposal. Any camera attached would be capable of 360 degrees coverage, although the camera would not be monitored, so this would not amount to 24/7 observation.

C. Whether the proposal would have a detrimental effect on the character and appearance of the conservation area or on a designated area of open space (ULP Policies ENV1 and ENV3).

10.6 The site location is situated on the inside edge of the village conservation area boundary where the recreation ground lies within the conservation area and Spencer Close lies just outside of it. The recreation ground is also zoned as a Protected Open Space of Environmental Value for Playing Fields and Informal Recreation on the Proposals Map for the current local plan. The pole by its positioning on the northern boundary would not be overtly obtrusive where two mature trees exist and where these would help to screen its presence from wider views. As such, the pole would not have a significantly damaging visual effect on the character and appearance of the conservation area at this location, although it is considered that the pole should have a painted black external finish to visually integrate better with its surroundings. The pole would not by its rear positioning affect the recreational use of the recreational ground or the adjacent children's play area.

11.0 CONCLUSION

11.1 The following is a summary of the main reasons for the recommendation:

- The proposed CCTV pole installation would accord with national and local policies to reduce the potential for crime and crime detection in the local area and the selected site location would enable effective use of the proposed CCTV upgrade system;
- The proposal would not have a materially adverse effect on the reasonable occupation and enjoyment of adjacent residential properties;
- The proposal would not adversely affect the character and appearance of the conservation area or interfere with the recreational use of the recreation ground and adjacent play area.

RECOMMENDATION – CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of 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 permitted shall be carried out in accordance with the approved plans as set out in the Schedule.
REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details and to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.
3. The CCTV pole hereby permitted shall have a painted black external finish.
REASON: To protect the character and appearance of the conservation area in accordance with ULP Policies ENV1 and GEN2 of the Uttlesford Local Plan (adopted 2005).