

UTT/13/0085/FUL (STANSTED)

(Application by Uttlesford District Council)

PROPOSAL: Erection of CCTV pole.

LOCATION: Lower Street Car Park, 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.

2.0 DESCRIPTION OF SITE

2.1 The application site comprises a proposed siting position within the Lower Street public car park. The northern boundary of the car park comprises a continuous heavily tree screened embankment with a dwelling situated on higher ground behind this to the B1051, whilst the southern boundary forms the alignment of the main London to Cambridge railway line. The skateboard park facility is situated immediately beyond the car park's eastern fenced boundary.

3.0 PROPOSAL

3.1 This application relates to the erection of a CCTV mounting pole to be erected on the northern boundary of the car park at its far eastern end just in front of the gated entrance to the skateboard park to provide camera surveillance to the end of the car park and coach bays and also the skateboard park. The pole would have a height of 4.7 metres and be subject to colour choice preference if required.

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 Lower Street Car Park 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 only one CCTV camera presently exists in the area and that another camera would be very beneficial;

- It has been decided in consultation with Essex Police that the best position for overall coverage with minimum intrusion would be next to the gated area that leads into the skateboard park at the far end of the car park opposite the coach bays;
- 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

7.0 PARISH COUNCIL COMMENTS

7.1 Comments not received.

8.0 CONSULTATIONS

8.1 None.

9.0 REPRESENTATIONS

9.1 None received. Notification period expired 7 February 2013.

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 Design / whether the proposed siting of the CCTV pole would have a detrimental effect on neighbouring residential amenity (ULP Policies GEN2 and GEN4).

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 limited CCTV 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 far eastern end of Lower Street Car Park whereupon maximum surveillance would be able to be achieved across this end of the car park/coach bays and the skateboard park facility.

B Design / whether the CCTV pole would have a detrimental effect on neighbouring residential amenity (ULP Policies GEN2 and GEN4)

- 10.4 The CCTV pole would have a functional design and appearance intended for its specific purpose, although this would not be inappropriate for this car park location. The nearest residential property to the proposed siting location stands some 75 metres away to the north-east along the B1051 beyond the northern boundary tree line of the car park. The proposal would not by this have a detrimental effect on neighbouring residential amenity.

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 have an appropriate design for its location and would not have a materially adverse effect on the reasonable occupation and enjoyment of any adjacent residential property.

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.