

**Item No. 10****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/09/05203/TP</b>
<b>LOCATION</b>	<b>Land adj 151 Trident Drive, Houghton Regis, Beds</b>
<b>PROPOSAL</b>	<b>Installation of a 6 metre high highway based column complete with cabinet base for control equipment and a CCTV camera.</b>
<b>PARISH</b>	<b>Houghton Regis</b>
<b>WARD</b>	<b>Houghton Regis</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Dr Rita Egan, Cllr Mrs Susan Goodchild, Cllr David Jones and Cllr Peter Williams</b>
<b>CASE OFFICER</b>	<b>James Clements</b>
<b>DATE REGISTERED</b>	<b>24 June 2009</b>
<b>EXPIRY DATE</b>	<b>19 August 2009</b>
<b>APPLICANT</b>	<b>Houghton Regis Town Council</b>
<b>AGENT</b>	<b>Mr. J Seamarks</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The land is owned by Central Bedfordshire Council Grant Planning Permission</b>

**Site Location**

The location of the proposal site is on the edge of a footpath between two street lamps to the rear of no. 151 Trident Drive and Instow, Parkside Drive, Houghton Regis. The footpath's route is from Parkside Drive running between residential properties on Trident Drive through to Dolphin Drive. The site shares a boundary with Hawthorn Close Car Park which is used by local residents, Hawthorn Park Lower School (50m to the south) and a children's nursery (40m to the east).

The site is adjacent a number of residential properties including no's 147-155 Trident Drive and properties on Parkside Drive named Instow, Appledore and The Hawthorns. The proposal site is approximately 3m from the rear garden of no.151 Trident Road and 8 metres from the rear garden of Instow. Both properties have timber fences between 1.8 & 2m high which share a boundary with the footpath. The footpath has a 1m high metal railing boundary with the car park. The footpath is owned by Central Bedfordshire Council.

**The Application**

The proposal is for the installation of a 6 metre high column, cabinet base for control equipment and CCTV camera. A CCTV camera is required to help reduce crime and anti-social behaviour in the area and would be used as part of the Houghton Regis CCTV system, which is operated by Central Bedfordshire Council.

The CCTV pole would be erected in the proposed location to provide a clear view and protection for Hawthorn Close Car Park, Hawthorn Park Lower School and a children's nursery. The camera would be restricted from viewing the adjacent residential properties and gardens.

The location of the CCTV pole would be between two existing street lamps, which are approximately 6 metres in height, and would be located nearby a BT connection point to facilitate access to services. The pole would be fixed in a vertical position using two bolts and locked with internal nuts. It would have the facility to be padlocked internally to stop any unauthorised tilting.

## **RELEVANT POLICIES:**

### **National Policies (PPG & PPS)**

PPS1 - Delivering Sustainable Development

PPG - 13 Transport

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

### **Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)**

### **South Bedfordshire Local Plan Review Policies**

BE8 - Design and Environmental Standards

### **Planning History**

None

### **Representations:**

#### **(Parish & Neighbours)**

Parish/Town Council            Awaiting comments

Neighbours

### **Consultations/Publicity responses**

Highway Officer                Awaiting comments

Police Liaison Officer        Awaiting comments

### **Determining Issues**

The main considerations of the application are:

1. Principle of development and background
2. Effect on the character and appearance of the area
3. Impact on residential amenity
4. Siting of the proposal
5. Other matters

### **Considerations**

#### **1. Principle of development and background**

The most appropriate policy is BE8 (Design and Environmental Considerations) of the South Bedfordshire Local Plan 2004 which states amongst others that, ' Proposals for development should ensure that:

(iii) The size, scale, density , massing , orientation, materials and overall appearance of the development should complement and harmonise with the local surroundings, particularly in terms of adjoining buildings and spaces and longer views; and

(v) The layout and design provides as far as is practicable full access for disabled and elderly persons and for those with prams or pushchairs;

(vi) The siting and layout of development is designed to limit opportunities for crime;

(vii) the proposal has no unacceptable adverse effect upon general or residential amenity'.

There are no specific PPGs or PPSs on the subject of crime prevention. PPS1 does state that a key objective for Local Planning Authorities when plan making is to, 'ensure that developments create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'. Central Government planning circular 5/94 "Planning Out Crime" emphasises that the introduction of CCTV systems can provide more safety and security.

Section 17 of the Crime and Disorder Act 1998 places duty on each Local Authority, 'to exercise its function with regard to the likely effect of those functions on, and the need to do all that it reasonably can, to prevent crime and disorder in its area'.

### **Background to application**

The application has been submitted because of crime levels in the Parkside Drive area of Houghton Regis. Bedfordshire Police has been collating crime figures in the Houghton Regis area and have identified three "hotspots". The largest hotspot was located in the Parkside area and related mostly to Burglary, Criminal Damage and TFMV (Theft From Motor Vehicles). An emerging crime has been theft from vans which have been targeted and tools stolen. Bedfordshire Police have also identified that damage to vehicles is the most common type of damage.

The CCTV Manager for Central Bedfordshire consulted with local residents over the proposed camera. The majority of respondents agreed that a CCTV camera should be installed on the Hawthorn Close Car Park. A number of residents commented that the car park had been targeted on a number of occasions with cars being vandalised, broken into and stolen. They also stated that there had been a number of disturbances at Hawthorn Park School.

## **2. Effect on the character and appearance of the area**

CCTV cameras and supporting structures should, wherever possible, be in keeping with the existing street furniture and character of an area.

The character of the proposal site is one of a footpath cutting through the rear of residential properties adjacent a public car park. In the context of this type of area, the use of a new CCTV pole is considered to be acceptable. The 6 metre high column, cabinet base for control equipment and CCTV camera would be positioned in line with the existing street lamps, and although slightly bulkier than the existing lamps would be of a similar height and would have a finish to harmonise with existing street furniture.

### **3. Impact on residential amenity**

The proposed CCTV camera would be adjacent a number of residential properties. However, the camera would be fixed so that it would not be capable of overlooking residential properties.

In terms of the CCTV pole's impact on neighbours, considering that it would be positioned in line with the existing street lamps and a similar height, the proposal would not have an undue impact on adjacent residents.

### **4. Siting of the proposal**

In term of siting, inappropriate locations for poles can create obstacles for blind and partially sighted people, parents with pushchairs and wheelchair users. Poorly located street furniture can cause obstruction for pedestrians where there is inadequate width of footway with obstructed paths to shops and building entrances.

The proposal measures between 0.2m (main pole) and 0.4m (cabinet) in width, and the proposal would be located on the edge of the footpath, which measures approximately 3m in width. The proposal would not therefore obstruct the footpath.

### **5. Other Matters**

At the time of writing we are awaiting comments from the Highway Officer and Force Liaison Officer. These comments will be made available at the Planning Committee.

## **Reasons for Granting**

The proposal for a high column, cabinet base for control equipment and CCTV camera would have no detrimental impact upon the character and appearance of the surrounding area, no nearby residential properties would be adversely affected and the footpath would not be obstructed. The scheme, therefore, by virtue of its site, design and location, is in conformity with Planning Policy Statement 1 (2005), Planning Policy Guidance 13, East of England Plan (2008) and Policy BE8 of the South Bedfordshire Local Plan Review (2004).

## **Recommendation**

Approve Planning permission for the application set out above subject to the following condition(s):

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **Before development begins, the finish of the CCTV pole and cabinet shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**  
REASON: To control the appearance of the development.  
(Policy BE8, S.B.L.P.R).

- 3 **Before development begins, details of the camera showing how it will be fixed to only view the car park, Hawthorn Park School and nursery shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.  
REASON: To protect residents amenity.  
(Policy BE8, S.B.L.P.R).**
  
- 4 This permission relates only to the details shown on the technical specification received 10/06/2009 and the block plan received 20/07/2009 or to any subsequent appropriately endorsed revised plan.  
REASON: To identify the approved plan/s and to avoid doubt.

**Notes to Applicant**

1. In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

**Regional Spatial Strategy  
East of England Plan (May 2008)**  
SS1 - Achieving Sustainable Development

**Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)**

**South Bedfordshire Local Plan Review Policies**  
BE8 - Design and Environmental Standards

2. In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).
  
3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

**DECISION**

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