

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2024/0709/F3
LOCATION: Black path South Bank Normanby
PROPOSAL: Installation of 6(no) CCTV columns with camera, cage and anti-climb collar

[Planning Application Details](#)

APPLICATION SITE AND DESCRIPTION

Permission is sought for the installation of 6(No.) CCTV columns with camera, cage and anti-climb collar.

The application relates to the black path from South Bank to Normanby. Six locations have been proposed along the route of the black path due to crime and anti-social behaviour in these areas:

1. Junction of Hollywalk Avenue and Flatts Lane – 6m high vandal resistant column
2. Ormesby Road at the rear of Bridge House (close to footbridge over road) – 8m high vandal resistant column
3. Rear of properties on Carron Gove – 6m high vandal resistant column
4. Rear of 102 and 104 Caithness Road – 6m high vandal resistant column
5. On Back path where the Trunk Road goes over the path – 8m high column. A camera cage and anti-climb guards are also proposed.
6. End of Fleming Road – 6m high vandal resistant column

The application has been accompanied by a location plan, site plans, CCTV specifications and column elevations and specifications.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy

SD3 Development Limits
SD4 General Development Principles

OTHER POLICY DOCUMENTS

None

PLANNING HISTORY

None relevant to the current application.

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of site notices and neighbour notification letters.

As a result of the consultation period 2 representations have been received which make the following comments:

- Construction has been undertaken without planning permission.
- Retrospective application.
- Views and concerns should still be considered.
- Loss of privacy.
- Large ugly towers have a visual impact.
- Lack of consultation. Other locations would give the same views for the camera but without the loss of privacy.
- Distance from the footpath to the column is insufficient to remove the risk of vandalism.
- Waste of money.
- Impact on property values.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land) (13/11/2024)

The application site is on/close to land that has been identified as having a history of potential contamination(Railways. It is not considered that the development proposed will give rise to 'significant risk' to health or pollution of controlled waters. It is recommended, however, that the attention of the applicant be drawn to the risk of contaminants in, on or under the site.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance) (13/11/2024)

No objections

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

The principle of development

The application site is located within the development limits and the camera locations are on an existing public footpath. The principle of CCTV columns in these locations are acceptable and the proposal would accord with the aims of policy SD3 of the Local Plan.

The impacts on the character and appearance of the area

The 6 locations proposed are all along the footpath known locally as a black path stretching from Normanby to South Bank. The areas have been identified for the existing crime and anti-social behaviour reports in these locations. The proposed columns vary in height between 6m and 8m and would be grey in colour. Within the area there are a range of residential properties and existing street furniture such as lighting columns, barriers on the paths and poles for various signs. The columns proposed would not have an adverse impact on the area to levels which would warrant a refusal of planning permission.

The proposal is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

Given the location of the proposals and the relationship to existing properties the columns would not have any overbearing impacts on the occupiers of the properties.

Comments have been made throughout the consultation period in relation to loss of privacy. The CCTV columns are all located on the public footpath and will be required to meet relevant legislation and guidance in relation to processing of data and data protection along with codes of practice for CCTV. These controls would sit outside of planning and therefore are not for consideration in the assessment of the application.

The proposal would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on highways safety

The columns are all located on the public footpath but would not affect the operation or use of the footpath. The proposal does not impact on access or parking provisions within the areas around the columns.

The application raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

Other matters

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application has been advertised by means of site notices and neighbour notification letter which meets the requirements of the Development Management Procedure Order (DMPO).

Some of the comments received throughout the consultation period sit outside of planning control and cannot be considered through the assessment of the application.

The application falls outside of scope in relation to nutrient neutrality. In relation to Biodiversity Net Gain (BNG) the development does not impact more than 25sqm of onsite habitat and therefore meets one of the exemptions within the legislation.

CONCLUSION

For the reasons outlined above the proposal is considered acceptable.

The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would respect the character of the site and surroundings.

The comments received throughout the consultation period are noted and have been considered through the assessment of the application. However, for the reasons outline in the report the proposal raises no material planning objections and complies with the requirements of national and local planning policies.

The proposal accords with policies SD3 and SD4 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - CCTV Location 1 (H1128/3/1) received by the Local Planning Authority on 23/10/2024
 - CCTV Location 2 (H1128/3/2) received by the Local Planning Authority on 23/10/2024
 - CCTV Location 3 (H1128/3/3) received by the Local Planning Authority on 23/10/2024
 - CCTV Location 4 (H1128/3/4) received by the Local Planning Authority on 23/10/2024
 - CCTV Location 5 (H1128/3/5) received by the Local Planning Authority on 23/10/2024
 - CCTV Location 6 (H1128/3/6) received by the Local Planning Authority on 23/10/2024
 - Anti Vandal Poles (WEC-000-1083-05) received by the Local Planning Authority on 23/10/2024
 - Anti Climb Guard (WEC-001-018-1) received by the Local Planning Authority on 23/10/2024
 - Clamp on cage (WEC-482845/A2) received by the Local Planning Authority on 23/10/2024

REASON: To accord with the terms of the planning application.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.