

North Northamptonshire Area Planning (Kettering) Committee 19/04/2023

Application Reference	NK/2022/0787
Case Officer	Kirsty Harte
Location	Rockingham Road (corner of Dryden Street), Kettering
Development	s.73A Retrospective Application: 1 no. CCTV column and camera
Applicant	Mr J Kinloch North Northamptonshire Council
Agent	Mr J Kinloch North Northamptonshire Council
Ward	Clover Hill Ward
Overall Expiry Date	20/03/2023
Agreed Extension of Time	24/04/2023

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because the Council is the applicant / landowner.

1. Recommendation

1.1 That planning permission be GRANTED.

2. The Proposal

2.1 Retrospective application for the erection and installation of 1 no. CCTV column and camera.

3. Site Description

- 3.1 The location of the CCTV column and camera is on the corner of where Rockingham Road meets Dryden Road. It is located outside of the Business Exchange (former Rockingham Road School).

4. Relevant Planning History

- 4.1 None relevant

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at:
<https://www.kettering.gov.uk/planningApplication/search>

- 5.1 Neighbours / Responses to Publicity
None received.

- 5.2 Environmental Health
No comments.

- 5.3 Local Highway Authority (LHA)
No objections.

- 5.4 NCC Waste
No comments.

6. Relevant Planning Policies and Considerations

- 6.1 Statutory Duty
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 6.2 National Planning Policy Framework (NPPF) (2021)
Policy 12. Achieving well-designed places

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 8. North Northamptonshire Place Shaping Principles

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Impact on Nearby Listed Building

7.1 **Principle of Development**

- 7.1.1 The proposal is a minor operation associated with an established town centre location and thereby is in support of that use and therefore is considered to be acceptable in principle.

7.2 **Visual Impact**

- 7.2.1 Policy 8 of the JCS seeks development to respond to an areas local character and wider context.
- 7.2.2 The proposal involves the installation of a CCTV column and camera. This is located on the street corner of Rockingham Road and Dryden Street.
- 7.2.3 The height of the poles is not excessive and is similar in scale to streetlights which are commonplace in the area.
- 7.2.4 As such the proposal is considered to be in keeping with the character of the area and its environment and therefore is considered to be acceptable in this regard.

7.3 **Impact on Neighbouring Amenity**

- 7.3.1 The JCS in Policy 8 (e) seeks to protect the amenity of all future and surrounding users of land and buildings.
- 7.3.2 The camera is installed for the purposes of public safety. There are residential properties close to the site, but the cameras will not be pointed into their properties.
- 7.3.3 The proposal is therefore considered acceptable in terms of neighbour amenity impact.

7.4 **Highways**

- 7.4.1 Highways raised no objections in principle on the basis the column is set back to the rear of the footway and therefore causes minimum obstruction to pedestrians/cyclists. Also, Dryden Street adjacent to it is one-way with vehicular traffic going into the street rather than joining onto Rockingham Road and therefore there are no visibility splay concerns.

7.5 **Impact on Nearby Listed Building**

- 7.5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) states: "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.5.2 Policy 16 of the National Planning Policy Framework seeks to sustain and enhance heritage assets, requiring any harm to the significance of heritage assets

to be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

- 7.5.3 Policy 2 of the North Northamptonshire Joint Core Strategy requires new development to complement the surrounding historic environment through form, scale, design, and materials.
- 7.5.4 The Grade II Listed Building, Main Block of Secondary Modern School for Girls now known as The Business Exchange, is located in close proximity to the CCTV Column. However, given the nature of work that was required to install said CCTV column and the retrospective manner it is considered that the CCTV column does not have a detrimental impact upon the Listed Building.
- 7.5.5 Overall the proposal is considered acceptable in terms of design and therefore complies with Section 12 of the NPPF and Policy 8 of the NNJCS.

8. Other Matters

- 8.1 None.

9. Conclusion / Planning Balance

- 9.1 In light of the above the application is considered to comply with the Development Plan with no other material considerations that would justify coming to an alternative view and thereby the application is recommended for approval.

10. Recommendation

- 10.1 That planning permission be GRANTED.

11. Conditions

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Informatives

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date	Status
Location plan 1:500	NK/2022/0787/1		19/12/2022	Approved
Location plan 1:2500	NK/2022/0787/2		19/12/2022	Approved
Location plan 1:2500	NK/2022/0787/3		19/12/2022	Approved
Types 1 and 2 AW1545-UP Datasheet	NK/2022/0787/4		19/12/2022	Approved

Types 3, 4, 5, 7, and 9 TC TCTO poles	NK/2022/0787/5		19/12/2022	Approved
Type 6 lamp post	NK/2022/0787/6		19/12/2022	Approved
Types 8 and 10 fnt post	NK/2022/0787/7		19/12/2022	Approved



CCTV Column Rockingham Road A4 detail map (1to500)

Reproduced by permission of Ordnance Survey on behalf of HM SO. © Crown Copyright 2022. All rights reserved.
 Licence 10003687

Date: 13.12.22

Scale: 1:500

Drawn by: VB

