

North Northamptonshire Area Planning Committee (Corby) 24th March 2022

Application Reference	NC/21/00425/REG3
Case Officer	Babatunde Aregbesola
Location	McColl's 63 - 65 Greenhill Rise Corby Northamptonshire NN18 0LR
Development	Installation of purpose built 3m upstand bracket to hold Wi-Fi equipment
Applicant	North Northants Council – Corby Area
Agent	
Ward	Kingswood Ward
Overall Expiry Date	07.01.2022
Agreed Extension of Time	31.03.2022

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because the application is a council owned development. Therefore, the application is brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks planning permission for the installation of purpose built 3m upstand bracket to hold Wi-Fi equipment.

The proposed pole would be 3m in length and it will protrude above the ridge by approx. 1.5 metres. The Wi-fi equipment would have a dimension measuring 216 mm x 184 mm x 80 mm.

2.2

3. Site Description

3.1 The proposed development would be installed on the side elevation of a flatted development building at No.63-65 Greenhill Rise with a convenience store on the ground floor known as McColl's. The site is located on the east side of Greenhill Rise within Corby development boundary. The site is setback from the adjacent highway with car parking area located to the front of the building. The surrounding area includes residential and commercial (small size business) buildings.

3.2 The application site is located outside the conservation area and there are no listed buildings in the immediate surroundings.

4. Relevant Planning History

97/00135/CO: 63/65 Greenhill Corby Rise - Formation of new entrances to form one shop unit. Application Permitted.

Statutory Consultation Responses

A full copy of all comments received can be found on the Council's website: [NC/21/00425/REG3 | Installation of purpose built 3m upstand bracket to hold Wifi equipment | McColl's 63 - 65 Greenhill Rise Corby Northamptonshire NN18 0LR](#)

4.1 Local Highway Authority (LHA)
No objection but recommended informative.

CBC Environmental Health
No objection and no comments to make.

Crime Prevention Officer
No objection

Advertisement/Representation:

1. Site Notice – Posted on 24.01.2022 and expired on 14.02.2022
2. Neighbour Letters – Posted 21.07.2021 and expired on 13.08.2021
3. Press Advert - 18.11.2021

Representation: None was received

5. Relevant Planning Policies and Considerations

5.1 Statutory Duty

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

5.2 National Policy

National Planning Policy Framework (NPPF) (2019)

12- Achieving well-designed places

5.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 8 North Northamptonshire Place Shaping Principles

5.4 Officers Assessment:

Key Determining Issues:

- Principle of Development
- Design and Appearance
- Neighbouring Amenity

Principle of Development

The NPPF (2021) in paragraph 92 advocates the need for achieving healthy, inclusive and safe places by providing wider security and defence measures by appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

Policy 8 of the adopted North Northamptonshire Joint Core Strategy (JCS, adopted 2016) aims to ensure quality of life and safer and healthier communities by designing out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design'. The proposed upstand bracket to hold Wi-Fi equipment to support surveillance equipment within the area and will enhance safety of the locality.

Design and Appearance

Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, and the landscape setting.

Paragraph 127 of the NPPF demonstrates how well-designed places can be achieved through creating places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

With regard to this application, the proposed upstand bracket to hold Wi-Fi equipment with a maximum height of 3m is acceptable. The height of the upstand would be out of reach of pedestrians and would provide clear views of Greenhill Rise Road and retail area. The upstand bracket would only protrude beyond the ridge height of the

building by approximately 1.75m holding the wi-fi equipment to the side. The Wi-fi equipment would have a dimension measuring 216 mm x 184 mm x 80 mm.

Consequently, the proposed siting of the upstand bracket to hold Wi-Fi equipment would assist the nearby cameras to provide full visibility to secure the surrounding environment.

The proposed purpose of the upstand bracket to hold Wi-Fi equipment:

- To assist surveillance of the surrounding area, buildings, and activity, particularly in relation to the night-time economy
- to help deter crime, detect and prevent crime
- to enhance community safety
- to assist the Local Authority in its enforcement and regulatory functions, for maintenance of Public Order.

Considering the nature of the surveillance equipment and characteristics of the surrounding area, the proposal is considered to be acceptable and accord with the above Policies.

Neighbouring Amenity

Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.

Taking into account the sitting and heights of the proposed equipment, it is evident that it will not affect the standards of residential neighbouring amenity (loss of privacy, loss of light, loss of outlook). Therefore, the proposed development is considered to be acceptable.

Having been consulted, the Environmental Health Officer and Crime Prevention Officer raised no objections.

Conclusion

It is considered that the proposal for the installation upstand bracket to hold Wi-Fi equipment is acceptable. The development would not adversely affect the amenity of adjoining neighbours and would not be detrimental to the character of the local area. The proposal is therefore considered acceptable, and the recommendation is for approval subject to conditions.

Recommendation:

It is the Officer recommendation that Committee be minded to approve the application subject to the following conditions.

CONDITIONS:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by 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 approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the Application Form/drawings, received by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No part of the structure hereby permitted, shall encroach upon the adjacent highway and / or Public Right of Way.

Reason: In the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.