

DELEGATED

**AGENDA NO 11
PLANNING COMMITTEE**

10th OCTOBER 2007

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

07/2109/FUL

**Public Open Space, Broomwood, Ingleby Barwick
Installation of 15 metre pole with CCTV camera.**

Expiry Date 26 October 2007

UPDATE REPORT

Background

Previous applications – additional application.

1. 06/2131/REM
Substitution of house types for plots 28 to 89 and 108/109, approved with conditions on 29 September 2006.

Planning consent was granted under powers delegated to the Head of Planning for a substitution of house types for the various plots on the Broomwood, Village 5, Ingleby Barwick. The changes related mainly to the design of the proposed units and the layout remained the same as that approved under application 05/0381/FUL. These units included the row of houses facing the southern side of the Public Open Space.

Consultation

2. Since the writing of the agenda report a meeting has been held between several local residents; the architect acting for Persimmon Homes and; Stockton-on-Tees Borough Council Countryside & Greenspace and Planning officers.
3. The meeting was called to listen to and consider the concerns of the residents of Broomwood in relation to the CCTV camera, the subject of the current application, and in particular any issues with the previously approved layout for the Public Open Space (POS) itself.
4. The main concerns expressed by the residents related to the design of the POS itself rather than the siting and provision of the CCTV camera. The residents considered that the play equipment for the 3-5 years old age group was too close to residential properties and they expressed a desire for it to be moved further away within the POS.
5. The residents were informed by officers that the layout met Council standards and had been approved by previous planning applications for the housing development.
6. Therefore any changes to the POS would only be possible with the agreement of the developers. The representative for Persimmon Homes

agreed to take the matter back to the developers to get their approval in principle to making positional changes to the play equipment within the POS. If the housing developers were agreeable a revised plan would then be drawn up showing a re-positioning of the equipment, taking into account the comments of the residents and the design advice of Council officers.

7. Fully worked up landscaping details for the POS are still awaited from the developer in compliance with conditions attached to the previous planning approvals for the housing schemes 05/0381/REM and 06/1076/FUL. The details shown on those plans previously approved by the Planning Committee would need minor adjustment to take into account the siting of the currently proposed CCTV camera and any forthcoming changes proposed by Persimmon Homes to the position of the play equipment.
8. The main objection expressed at the meeting with regard to the CCTV camera itself was that it might intrude into residential privacy. Residents were informed that the camera would only be able to view the POS itself and not the surrounding houses. The operation of the camera would be under the control of Stockton Borough Council's Security Services and a CCTV Code of Practice governs the release of CCTV footage. From the discussions at the meeting it was considered that the residents suggested changes to the layout of the POS would not affect the need for, or the position of, the proposed CCTV camera pole.
9. The erection of the CCTV camera is required by the obligations of the 106 Agreement attached to the previous Reserved Matters Planning Application consent 05/0381/REM. The siting of the proposed CCTV camera is considered to be in the optimum position and therefore any changes to the POS layout would have to take its line of sight and operation into consideration. Similarly any worked up landscaping scheme to be submitted for approval should not obscure the line of sight of the camera. This would mean small changes to the position of trees shown on the basic landscape layout plans submitted and approved under previous planning applications for the housing estate development.
10. The actions resulting from the meeting are that:
 - Persimmon Homes would consider whether in principle they are agreeable to making any changes to the POS layout.
 - If Persimmon Homes were agreeable to a relocation of the play equipment they would draw up the plans based on the comments of the residents and the advice of SBC officers.
 - If required a new planning application would be made for the redesign on which residents would be consulted.
 - The proposed changes suggested by residents would not affect the current proposals for the CCTV camera and its supporting pole and that this application would be pursued to a decision.
 - The siting of the CCTV camera would be taken into account in any redesign of the POS.
 - The siting of the CCTV camera would be taken into account in the worked up detailed landscaping scheme to be submitted in accordance with previous planning approvals.

RECOMMENDATION

That the planning application be determined as set out in the original report.