



# REGULATORY SERVICES COMMITTEE

14 July 2016

# REPORT

**Subject Heading:**

P0746.16 – Crowlands Primary School, London Road, Romford – Proposed 4 metre high telescopic column with four security cameras located within the school grounds (received 28/4/16).

**Lead Officer:**

Helen Oakerbee -Planning Manager, Applications

**Report Author and contact details:**

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**Ward**

Brooklands

**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

Havering will be clean and its environment will be cared for	[x]
People will be safe, in their homes and in the community	[x]
Residents will be proud to live in Havering	[x]

## SUMMARY

This matter is brought before committee as the application site is Council owned. The application seeks planning permission for a 4 metre high telescopic column with four security cameras located within the school grounds. Staff consider the application to be acceptable and recommend approval subject to conditions.

## RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions:

1. Time Limit – The development to which this permission relates must be commenced not later than three years from the date of this permission.

**Reason:** To comply with the requirements of 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 permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. Scheme for CCTV privacy masking - Prior to the commencement of the development hereby approved, a scheme for CCTV privacy masking that blanks out the windows and doors on the rear elevations of neighbouring dwellings and their rear gardens at No.'s 1-27 Lonsdale Avenue shall be submitted to and approved in writing by the Local Planning Authority. The scheme for CCTV privacy masking shall be implemented in accordance with the agreed details and permanently retained and maintained thereafter.

**Reason:** Insufficient information has been supplied with the application to judge the appropriateness of a scheme for CCTV privacy masking. Submission of this scheme prior to the commencement of the development hereby approved will prevent undue overlooking and safeguard the amenities of adjacent neighbouring properties and their rear gardens and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

## INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.
2. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

<b>REPORT DETAIL</b>
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1. **Site Description:**

- 1.1 The application site comprises of Crowlands Primary School, London Road, Romford. There are two storey semi-detached residential dwellings to the south and west of the site in Lonsdale Avenue. There is a three storey block of flats located on the junction of London Road and Lonsdale Avenue. There is The Crown Public House and a supermarket with residential accommodation above, which adjoins a block of flats located to the north of Crowlands Primary school.

2. **Description of development:**

- 2.1 The application seeks permission for a 4 metre high telescopic column with four security cameras located in the south west corner of the school grounds. The column would be sited approximately 8 metres north of the rear garden of No. 1 Lonsdale Avenue.
- 2.2 There have been a number of incidents within the car park area and it is therefore considered necessary to introduce cameras to improve security within the school grounds and create a safe environment for children and users of the school building and grounds. The agent has advised that careful consideration has been given to devise a solution to the practical requirements of installing security cameras in a location that work from an operational perspective whilst minimising the visual impact on the site and adjoining residents. The cameras would fulfil the operational requirements and provide easy access to the source of power, which is located in the south western corner of the main school building. The electronic cables would be buried underground.

### 3. **Relevant History:**

- 3.1 P0743.16 - Demolish existing timber framed storage unit. Proposed painted flat roof metal storage container – Approved.

P0963.14 - Install a Multi-Use Games Area, wooden play structures, a library bus and additional soft landscaping in the grounds of Crowlands Primary School – Approved.

P1562.13 - Detached single storey flat building, consisting of dining room, kitchen, office, toilet and store – Approved.

P2432.07 - New canopy outside reception classrooms – Approved.

### 4. **Consultations/Representations:**

- 4.1 The occupiers of 61 neighbouring properties were notified of this proposal. One letter of objection was received with the following comments:  
– Installing these security cameras could infringe the privacy for the residents and their gardens that back onto the school. This objection is addressed at paragraph 6.4.2 of the report below.
- 4.2 The Highway Authority has no objection to the proposal.

### 5. **Relevant policies:**

- 5.1 Policies CP17 (Design), DC29 (Educational Premises) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

### 6. **Staff Comments**

- 6.1 This proposal is put before the Committee owing to the land being Council owned with an objection being received. The issues arising in respect of this application will be addressed under the headings principle of development, impact on the streetscene, amenity issues and parking and highways implications.

#### 6.2 **Principle of Development**

- 6.2.1 The proposal is for a 4 metre high telescopic column with four security cameras located within the school grounds. The proposal is acceptable in principle and complies with LDF Policy DC29.

### **6.3 Design and Visual Impact**

6.3.1 It is considered that a 4 metre high telescopic column with four security cameras would not adversely affect the streetscene, as they would be set in approximately 19 metres from London Road. The trees located in the rear garden of No. 1 Lonsdale Avenue, within the school grounds and adjacent to the pavement in London Road would provide further screening during the summer months. Also, the column would be partly screened by the vehicles in the car park and the metal railings on the perimeter of the application site.

### **6.4 Impact on amenity**

6.4.1 It is considered that a 4 metre high telescopic column with four security cameras would not be harmful to residential amenity, as it would be sited approximately 8 metres north of the rear garden of the nearest residential dwelling No. 1 Lonsdale Avenue, which would help to mitigate its impact. The column would be partly screened by the vehicles in the car park and the metal railings on the perimeter of the application site. The trees located in the rear garden of No. 1 Lonsdale Avenue, within the school grounds and adjacent to the pavement in London Road would provide further screening during the summer months.

6.4.2 A condition will be placed requiring a scheme for CCTV privacy masking that blanks out the windows and doors on the rear elevations of neighbouring dwellings and their rear gardens at No.'s 1-27 Lonsdale Avenue to prevent any undue overlooking and safeguard the amenity of neighbouring occupiers.

6.4.3 Taking all the above factors into account, combined with the provision of the above condition, Staff consider that a 4 metre high telescopic column with four security cameras would not result in material harm to neighbouring amenity and is therefore considered acceptable in accordance Policy DC61.

### **7.5 Highway/parking issues**

7.5.1 The column would not affect the existing layout of the car parking spaces. As such, it is considered that the proposal would not create any highway or parking issues. The Highway Authority has no objection to the proposal.

## **8. Conclusion**

8.1 Staff are of the view that a 4 metre high telescopic column with four security cameras located within the school grounds would be acceptable, would not adversely impact on the streetscene or result in a significant loss of amenity to neighbouring occupiers. It is considered that the proposal would not create any highway or parking issues. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

None.

### **Legal implications and risks:**

This application is considered on its own merits and independently from the Council's interest as owner of the site.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

The Council's planning policies are implemented with regard to Equalities and Diversity.

## **BACKGROUND PAPERS**

Application forms and plans received 28/04/2016.