
Report to: **Planning Committee**

Date of Meeting: **1 November 2012**

Subject: **Applications for Planning Permission:**

**1 Installation of Two Pole Mounted CCTV Cameras at
Cooperage Way, Alloa (12/00180/FULL)**

**2 Installation of Pole Mounted CCTV Camera at Alloa
Business Centre, Whins Road, Alloa (12/00181/FULL)**

**3 Installation of Two Pole Mounted CCTV Cameras at
Alva Industrial Estate, Alva (12/00182/FULL)**

**4 Installation of Pole Mounted CCTV Camera at Bond
Street, Tullibody (12/00200/FULL)**

**5 Installation of Pole Mounted CCTV Camera at
Barnpark Industrial Estate, Cleuch Mill, Lower Mill
Street, Tillicoultry (Ref 12/00201/FULL)**

Report by: **Keith Johnstone, Principal Planner**

1.0 Purpose

- 1.1. The purpose of this report is to present a summary of our assessment of five planning applications from Clacksfirst Ltd to install pole mounted CCTV cameras within five different business parks. A single report has been produced given the developments relate to the same type of development and the same applicant.
- 1.2. The report considers any comments from consultees and other parties, relevant Development Plan policy and concludes that planning permission should be granted for all the applications.
- 1.3. The applications are for local developments. However, as there is a Council interest in Clacksfirst, which is the applicant, the applications cannot be determined by the Council's Appointed Officer under the Scheme of Delegation for Local Developments.

2.0 Recommendations

- 2.1. It is recommended that the five applications are APPROVED, subject to the following conditions:

All except 12/00200/FULL

1. The development hereby approved shall be completed in accordance with the plans and details submitted and approved as part of this planning permission, unless otherwise agreed in writing by the Council, as planning authority.

12/00200/FULL only

1. Before any works start on site, details of the exact position of the camera pole on the ground to the north of the existing footpath shall have been submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be completed in accordance with all details submitted and approved as part of this planning permission.

Reasons for Conditions (All except 12/00200/FULL)

1. To ensure the developer does not depart from the terms of the planning permission.

Application 12/00200/FULL only

2. To consider these details yet to be submitted and to ensure the developer does not depart from the terms of the planning permission.

Reasons for Decision (All)

1. The development would accord with the Clackmannanshire Development Plan, including Policy EN11.

2. There are no other material considerations which would outweigh the Development Plan position and justify withholding permission.

Plans Relating to the Decision

a. Applications 12/00181/FULL, 12/00200/FULL, 12/00201/FULL

1. Location Plan
2. Site Plan
3. Specification of Camera and Pole

b. Applications 12/00180/FULL, 12/00182/FULL

1. Location Plan
2. Location Plan - Camera 1
3. Location Plan - Camera 2
4. Specification of Camera and Pole

3.0 Background to the Proposals

3.1. Following the establishment of a Business Improvement District (BID) covering 10 separate business park areas within Clackmannanshire, Clacksfirst Ltd has been established to enhance economic vitality and quality within the BID area on behalf of its members. The initiatives are funded by a levy on businesses within the BID area. One of the projects relates to business park security and comprises the installation of a vehicle registration capture system at the entrance to these business parks to enhance the security of businesses and improve crime prevention.

3.2. The proposal would comprise:

a. **Cooperage Way, Alloa** (11/00180/FULL) - the installation of two pole mounted CCTV cameras within the site close to the two vehicular access points. The poles would be approximately 4.5 metres in height (see location plan, Appendix 1). The poles in all other locations would be the same height.

b. **Alloa Business Centre, Whins Road, Alloa** (12/00181/FULL) - the installation of one pole mounted camera on a grassed area adjacent to the access road into the site (see location plan Appendix 2)

c. **Alva Industrial Estate, Alva** (12/00182/FULL) - the installation of two pole mounted CCTV cameras. One would be located on the grass verge close to the access from Shavelhaugh Loan, and the other would be on a landscaped area opposite the access road from East Stirling Street (see location plan Appendix 3)

d. **Bond Street, Tullibody** (12/00200/FULL) - the installation of one mounted CCTV camera on the landscaped area on the east side of the carriageway, to the rear of the public footpath (see location plan Appendix 4)

e. **Barnpark Industrial Estate, Cleuch Mill, Tillicoultry** (12/00201/FULL) - the installation of one pole mounted CCTV camera on the verge close to the vehicular access to the business park (see location plan Appendix 5)

3.3. The camera angle would be fixed and would record registration numbers as vehicles pass through the designated capture area on the carriageway. The applicant has stated that the images would be stored for a 30 day period and would be available to them and Central Scotland Police. The system would be operated by Clacksfirst and would not be part of the public space CCTV network already in operation in parts of Clackmannanshire.

4.0 Consultations

4.1. Central Scotland Police has verbally confirmed that they have no objections to the proposals.

4.2. Roads and Transportation have no objections to the proposals which are adjacent to sections of adopted road. They requested clarification on the proposed location within Bond Street since it was not clear whether the pole would be installed close to the carriageway. *Comment: The applicant has since confirmed that the pole would be behind the public footpath and would accord with Roads advice. A condition has been attached to allow agreement of the exact location.*

5.0 Representations

5.1 The following representations have been received in connection with the applications:

Cooperage Way

a. One objection from Gary Robertson, 19 Munro Place, Alloa. The main concerns can be summarised as follows:

- questions why the cameras are required at this location when there are other public trouble spots which require CCTV coverage but have been refused. *Comment: The cameras are being installed by Clacksfirst as part of a programme of business improvements identified and funded by businesses within the BID area.*
- questions why the public should finance security measures for business parks. *Comment: The works would be funded by Clacksfirst which is a private limited company.*

Alloa Business Centre

b. Two objections have been received from tenants within the Centre, namely CRA Ltd and Ron Cameron, Unit 32. The main concerns can be summarised as follows:

- the pole would result in an unnecessary adverse visual impact with no operational justification. *Comment: Given the existence of other similar structures of similar height and appearance such as lighting columns and another pole mounted CCTV camera, and the general character of the area, the development would not result in an unacceptable impact on the amenity or appearance of the surrounding area.*
- There is an existing pole mounted camera nearby and a camera on Whins Road which could be used instead. *Comment: The applicant has confirmed that the existing cameras do not have automated registration capture and could not be used. The Whins Road camera is part of a Police monitored system of public areas and the proposal is not part of this system.*
- The development would require the lopping of branches on existing trees to provide sight lines. *Comment: The lower branches of one tree would need to be trimmed back and maintained to ensure visibility of the image capture area. The tree is not protected and the works would not adversely affect the health of the tree or the amenity of the area.*
- The proposals are a waste of public funds. *Comment: The cameras would be funded by the contributions from businesses who are members of the BID and would not involve public money.*
- Concern that the camera may be able to view into adjacent office premises, affecting privacy. *Comment: The camera angle would be fixed and would only record images of vehicles passing through the capture area on the road. It would not therefore capture images of adjacent premises.*

Alva Industrial Estate, Alva

- c. No representations

Bond Street, Tullibody

- d. No representations

Barnpark Industrial Estate, Cleuch Mill, Tillicoultry

- e. One objection has been received from Derek McMenemy, 41 Weavers Way, Tillicoultry who was notified of the application.

- He is concerned that the CCTV camera may view into his property.
Comment: The applicant has confirmed that the camera angle would be fixed and would only capture images of vehicles passing through the capture area on Barnpark Drive. It would not therefore affect his property or privacy.

6.0 Planning Considerations

6.1 The applications require to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The most relevant policy guidance is contained in Policy EN11 (Enhancing Environmental Quality) of the Clackmannanshire Local Plan. The policy states that new development should positively contribute to its surrounding environment. Our assessment of the proposals at the five sites concluded that while the pole mounted cameras would be utilitarian in terms of their design and appearance, there are already a number of other vertical structures in proximity of similar height and appearance, including lighting columns. The addition of the pole mounted cameras would not have a direct or cumulative significant adverse impact on the existing standards of visual amenity or appearance of the respective sites and would not be contrary to this policy. The need to trim back some lower branches on one tree at Alloa Business Centre would not have an unacceptable impact on amenity or the environment. It is also recognised that the development, as part of a suite of measures to enhance each business park, are likely to have a positive impact on the environmental quality and appearance of these areas, and will collectively help to ensure that buildings and land remain secure and well maintained.

6.2 Policy INF6, Integrating New Technology into Development, indicates that the use of electronic communications equipment will be supported for new development if the amenity of adjoining properties is not affected. The proposals are deemed to accord with this policy position.

6.3 In terms of other material considerations;

- there are no objections from consultees,
- the issues raised by objectors to three of the applications would not justify withholding permission, as discussed in Section 5.0 above,
- the proposals would be consistent with the advice contained in Planning Advice Note 77 (Designing Safer Places) relating to the role of CCTV camera systems in creating safer places.

- consequently, it can be concluded that there are no other material considerations that would outweigh the Development Plan position.

7.0 Sustainability Implications

7.1 None.

8.0 Resource Implications

8.1 Financial Details

8.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

8.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

9.0 Exempt Reports

9.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

10.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input checked="" type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

(2) **Council Policies** (Please detail)

Clackmannanshire Local Plan

11.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No

12.0 Legality

12.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

13.0 Appendices

13.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendices 1-5 - Location Plans

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Clackmannanshire Local Plan

Consultation Replies and Objections

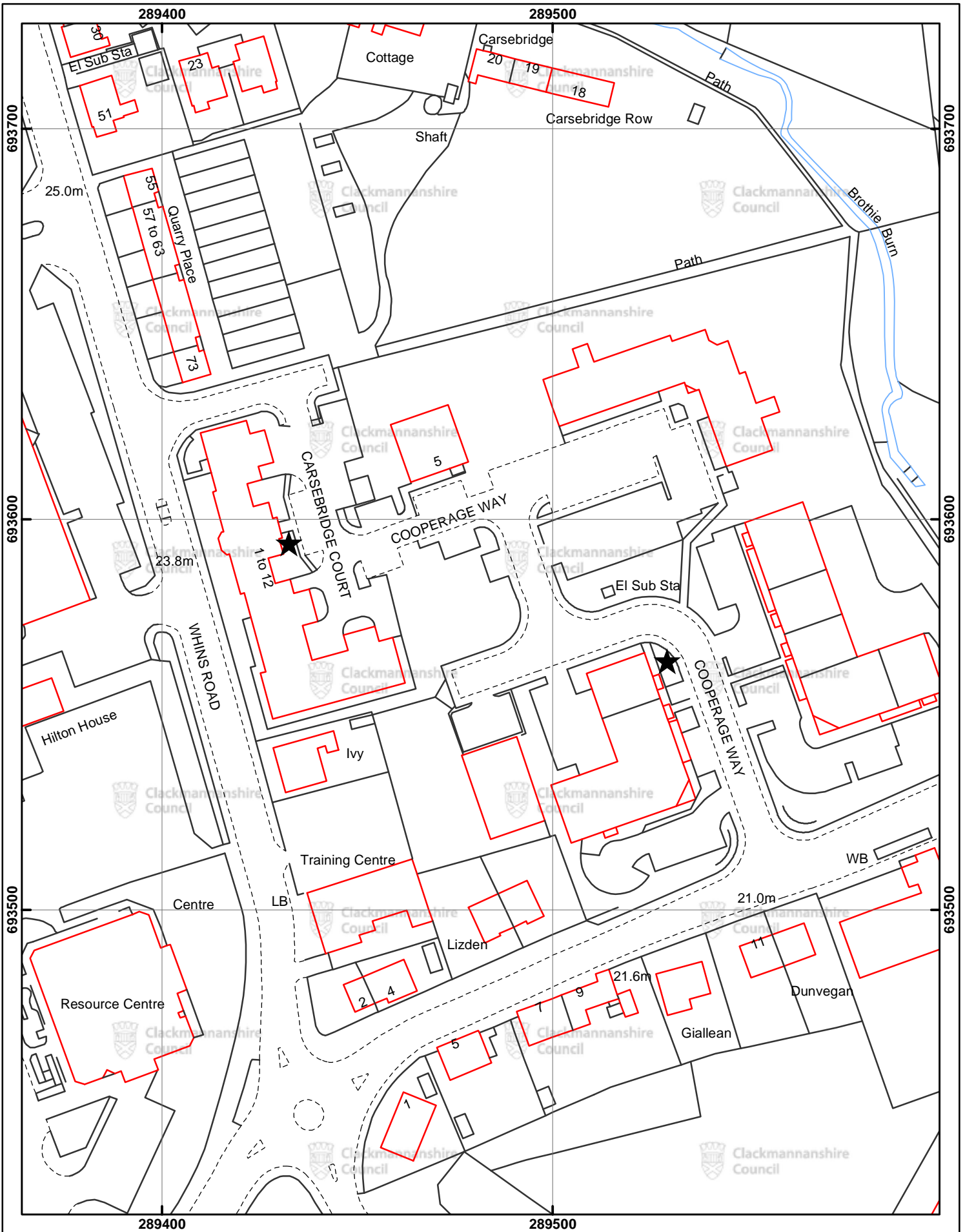
Planning Advice Note No 77 - Designing Safer Places


Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Keith Johnstone	Principal Planner	2614

Approved by

NAME	DESIGNATION	SIGNATURE
Ian Duguid	Development Quality Team Leader	
John Gillespie	Head of Community and Regulatory	

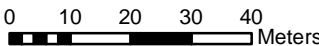





Date:
19-Oct-2012

12/00180/FULL - Site At Cooperage Way, Alloa
Installation Of Two Pole Mounted CCTV Cameras

Ward: Clackmannanshire Central **OS Grid Ref: NS 89 93 NW**

0 10 20 30 40
 Meters

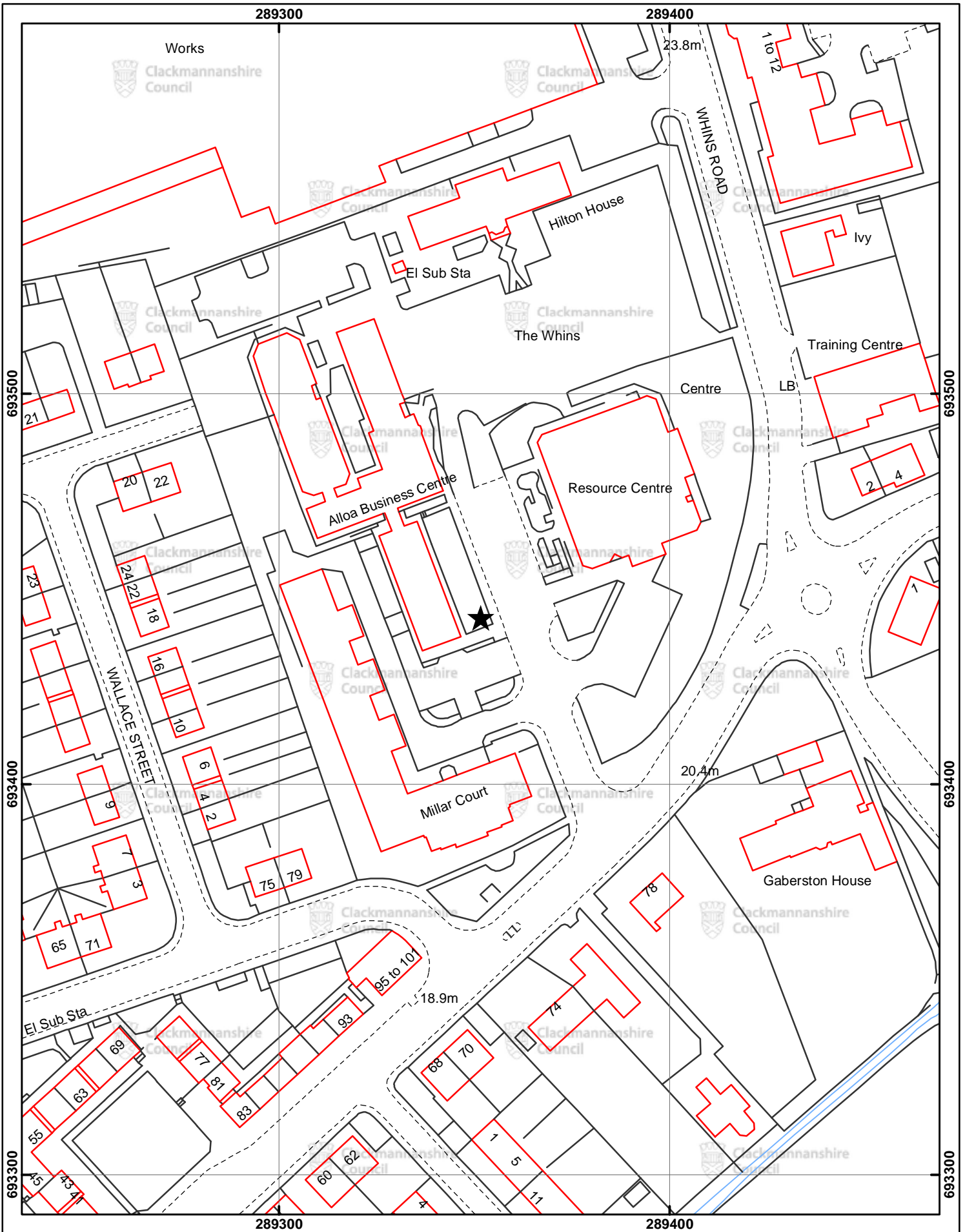
Scale: 1:1,250




Clackmannanshire Council
www.clacksweb.org.uk
 Services to Communities
 Kinross
 Greenside Street
 Alloa
 FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012.
 All rights reserved. Ordnance Survey Licence number 100020783.







Date:
19-Oct-2012

12/00181/FULL - Alloo Business Centre, Whins Road, Alloo
Installation Of Pole Mounted CCTV Camera

Ward: Clackmannanshire Central OS Grid Ref: NS 89 93 SW

0 10 20 30 40
 Meters

Scale: 1:1,250



Clackmannanshire Council
www.clacksweb.org.uk
 Services to Communities
 Kinross
 Greenside Street
 Alloo
 FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012.
 All rights reserved. Ordnance Survey Licence number 100020783.

19

289100

289200

15.3m

696900

696900

696800

696800

696700

696700

289100

289200

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Clackmannanshire Council

Alva Industrial Estate

EI Sub Sta

Tanks

EI Sub Sta

Campbell House



Date:
19-Oct-2012

12/00182/FULL - Alva Industrial Estate, Stirling Street, Alva Installation Of Two Pole Mounted CCTV Cameras

Ward: Clackmannanshire North

OS Grid Ref: NS 89 96 NW

0 10 20 30 40
Meters

Scale: 1:1,250

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012.
All rights reserved. Ordnance Survey Licence number 100020783.

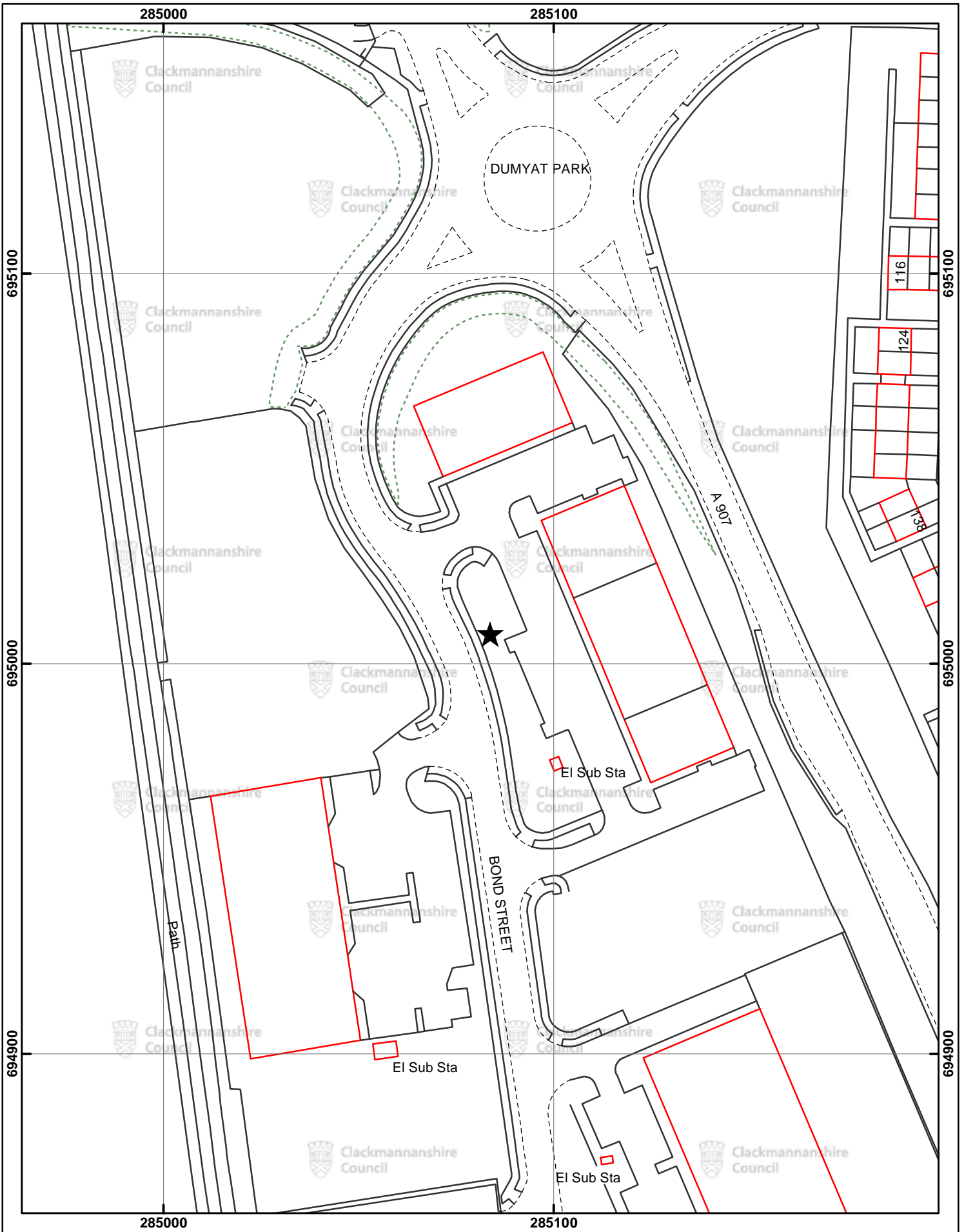



Clackmannanshire Council

www.clacksweb.org.uk

Services to Communities
Kilnraigs
Greenside Street
Alva
FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk





Date:
19-Oct-2012


**12/00200/FULL - Site At Bond Street, Tullibody
Installation Of Pole Mounted CCTV Camera**

Ward: Clackmannanshire East

0 10 20 30 40
Meters

OS Grid Ref: NS 85 96 SW

Scale: 1:1,250



Clackmannanshire Council
www.clacksweb.org.uk
Services to Communities
Kilncraigs
Greenside Street
Alloa
FK10 1EB
Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012.
All rights reserved. Ordnance Survey Licence number 100020783.

