INTRODUCTION

The application was deferred from the last committee meeting held on 1 June 2010 to gather further information with regards to the following matters:

- The Tannoy cone on the camera pole is operated by the staff at the Remote Monitoring Station (RMS) on the system detecting an intruder. The RMS staff will then connect to the site and carry out a camera patrol to see what has activated the system prior to making any announcements. This action will ensure that announcements are only given to human intruders and not to any local animal wildlife.

- The camera on the pole in the compound at Halesowen Audi is restricted from looking into the neighbours’ gardens/properties by, at present masking tape. This is soon to be replaced by having the interior of the acrylic dome painted in line with the current masking tape so as to permanently mask out any possible intrusions into neighbouring properties and therefore protecting the company from any possible privacy violations.

- The Environmental Protection Officer will report back on levels of noise generated by alarm/audible sound levels following his site visit.

SITE AND SURROUNDINGS

1. The site comprises a car showroom and parking area, which has been established since 1960’s. The premises fronts onto Manor Lane with the rear and side car park area boundary abutting dwellings and residential garage blocks located in Sandals Rise and Cloister Drive.

2. The car park area is accessed from Manor Lane with the rearmost section being divided by fence/gate from the front car park area. There is vehicular access to the
rear of the site providing access to the garage blocks, via Sandals Rise and a gated rear walkway to the rear of 9-12 Sandals Rise.

3. The majority of the boundary enclosing the rear parking area, comprises 1.8m high concrete gravel board fencing, however, a length of some 28m comprises newly erected, green powder-coated 2.4m high palisade fencing with Vandgard rota spike attached to a total height of 2.6m. This area is located to the north/east corner of the car park site and abutting the rear boundaries of 9-15 Sandals Rise. 0.5m high razor wire has also been added to the existing gravel board boundary of the secure car park area.

4. There are two CCTV cameras mounted on 5m poles within the car parking area, which is set at a level approximately 2m below the rear gardens and houses located at Sandals Rise overlooking the site.

PROPOSAL

5. This is a retrospective planning application for the retention of the 5m high CCTV pole located at the north-west corner boundary of the rear parking area. The camera is one of the 2 existing cameras within the car park area.

6. The application is accompanied with a design and access statement, which provides information relating to the need for enhanced security at the site, following numerous incidents of vandal damage to Audi stock.

RELEVANT HISTORY

<table>
<thead>
<tr>
<th>APP NO.</th>
<th>PROPOSAL</th>
<th>DECISION</th>
<th>DATE</th>
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</thead>
<tbody>
<tr>
<td>81/52195</td>
<td>USE OF PREMISES FOR DISPLAY AND SALE OF NEW AND USED MOTOR VEHICLES SALE OF MOTOR PARTS AND SERVICING OF BENZ OF HALESOWEN SHOW ROOM</td>
<td>Approved with Conditions</td>
<td>05/11/81</td>
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<tr>
<td>95/50333</td>
<td>REFURBISHMENT OF CAR SHOWROOM INCLUDING THE REBUILDING OF VALETING BAY AND RESURFACING OF CAR PARKS</td>
<td>Approved with Conditions</td>
<td>11/04/95</td>
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<td>Application No.</td>
<td>Description</td>
<td>Approval Status</td>
<td>Date</td>
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<tr>
<td>P07/0042</td>
<td>Display of illuminated and non-illuminated free-standing pylon and wall mounted signs</td>
<td>Approved with Conditions</td>
<td>28/02/07</td>
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<tr>
<td>P09/0725</td>
<td>Installation of folding/sliding shutters</td>
<td>Approved with Conditions</td>
<td>22/07/09</td>
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<tr>
<td>P09/1102</td>
<td>Erection of palisade fencing with razor wire to the rear of property (retrospective)</td>
<td>Refused</td>
<td>15/10/09</td>
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<tr>
<td>P09/1513</td>
<td>Erection of palisade fencing (retrospective) with addition of proposed razor spike (resubmission of refused application P09/1102)</td>
<td>Approved with Conditions</td>
<td>18/12/09</td>
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<tr>
<td>P10/0341</td>
<td>Erection of Vanguard rota-spike to existing palisade fencing (Retrospective)</td>
<td>Refused</td>
<td>28/04/10</td>
</tr>
</tbody>
</table>

**PUBLIC CONSULTATION**

7. Direct notification was carried out to all adjoining properties as a result of which 7 letters of objection have been received on the following grounds:
   - The security camera invades the privacy of the surrounding residents.
   - The CCTV camera has been adapted with masking tape, supposedly to limit the invasion of privacy to surrounding residents.
   - The column and camera appear too high, forming a dominant structure when viewed from the surrounding residents’ garden areas and detracting from the residential setting.
   - The camera mounted on the column gives the appearance of a prison yard, especially when viewed in conjunction with the razor wire and rota-spike erected over the boundary treatment.
   - CCTV camera and pole is an eyesore and devalues the surrounding residential properties.

**OTHER CONSULTATION**

8. **British Waterways** – No comments
9. **Environmental Protection** – No adverse comments in terms of noise.
10. **Group Engineer, Development** – No comments received at time of writing report.

### RELEVANT PLANNING POLICY

11. Adopted UDP
   - DD4 – Development in Residential Areas
   - DD1 – Urban Design

12. Supplementary Planning Guidance
    - Design for Community Safety

### ASSESSMENT

13. The key issues in determination of this application are the impact upon:
   - the character and appearance of the surrounding area
   - the residential amenities of adjacent neighbours.

**Character and appearance**

14. The applicant has suggested that vandalism has occurred on numerous occasions, and therefore utilising the CCTV in this position provides full coverage of the unprotected area of the car park and discouraging trespassers who pose a threat to the valuable contents of the car park. It is appreciated that security of the premises is important to the applicant; however, regard must be given to the height, form and position of the 5m pole and CCTV camera.

15. Policy DD1 suggests that proposals should make positive contribution to the character and appearance of the area, which includes the use of appropriate materials, and positively contributing towards safety and security in the environment. UDP Policy DD4 also encourages development that protects and enhances living conditions of residential occupiers.

16. Supplementary Planning Guidance, - Design for Community Safety, *'states that CCTV equipment should be installed in locations that are obvious but doesn't compromise the visual amenity of a place.'*

17. The 5m pole and CCTV camera appears viewed against the existing lighting pole, which is slightly lower in height and is erected adjacent to the camera. It is therefore considered that the height of pole would not appear as a dominant structure and would thus be of an appropriate appearance within this location, providing a necessary security measure and visually compatible in this residential setting.
18. On this basis it is considered that this security measure which is unfortunately necessary, would not have a substantial detrimental impact upon the character and appearance of the area, and therefore complies with UDP Policies DD1 and DD4 and the Councils Design for Community Safety SPG.

**Impact upon residential dwellings**

19. Objections have been received from residential dwellings located in Sandals Rise and Cloister Drive. These properties have rear elevations adjacent to and facing the site and are situated approximately 15m away, separated by their rear garden areas.

20. The field of vision of the camera was viewed from the monitor within the car dealership, by the officer during the site visit of 5 May 2010 and noted that no images of the dwellings or associated garden areas could be observed by the CCTV camera. This demonstrates that there is no adverse impact upon the privacy of the residential dwellings.

21. As stated previously the CCTV camera and pole appears viewed against the existing lighting pole, which is slightly lower in height and is erected adjacent to the camera. It is therefore considered that the resident’s immediate outlook and amenities are not significantly diminished by virtue of the height, design or materials of the structure.

22. The proposal would therefore comply with UDP Policies DD1 and DD4 and the Councils Design for Community Safety SPG.

**CONCLUSION**

23. The 5m high pole and CCTV camera is an appropriate security measure for the car showroom premises, which would not have an adverse impact upon the character and appearance of the area and upon the residential amenities of nearby occupiers. As such this development would complies with UDP Policies DD1 and DD4 and Supplementary Planning Guidance - Design for Community Safety.

**RECOMMENDATION**

24. It is recommended that this application be granted.

**REASON FOR THE GRANT OF PLANNING PERMISSION**

The 5m high pole and CCTV camera is an appropriate security measure for the car showroom premises, which would not have an adverse impact upon the character and
appearance of the area and upon the residential amenities of nearby occupiers. As such this development would comply with UDP Policies DD1 and DD4 and Supplementary Planning Guidance - Design for Community Safety.

INFORMATIVE

For the avoidance of doubt, this permission relates to details received on 16 April 2010 and shall be implemented in strict accordance with these details unless otherwise agreed in writing with the LPA.
Technical Specification

<table>
<thead>
<tr>
<th>Model Ref.</th>
<th>HT Height</th>
<th>Base size D1</th>
<th>Column size D2</th>
<th>Baseplate size L x W</th>
<th>Cable access hole BC</th>
<th>Door aperture H x W</th>
<th>Maximum equip cap</th>
<th>Weight Kgs.</th>
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<tbody>
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<td>Ø108</td>
<td>Ø114</td>
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<td>FHVSA4</td>
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<td>FHVTU5</td>
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<td>455 x 110</td>
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<td>199Kg</td>
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<tr>
<td>TCVWA</td>
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<td>500 Sq</td>
<td>Ø139</td>
<td>545 x 645</td>
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<tr>
<td>FHVTU6</td>
<td>10 metres</td>
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<td>TCVWB</td>
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<td>299Kg</td>
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</table>

All dimensions in mm unless otherwise stated.

Standards Applicable:
- Structural Steelwork:
  BS EN 10019-1:1994
  BS EN 10121-2:1997
- General Steelwork:
  BS1399:1985
  BS EN 10025-1993
- Hot Dipped Galvanised:
  BS EN ISO 1461:1999
- Welding Procedures:
  Comply with BS5755:1984
- Fatigue Crack R.R BS3692:2001
  BS4190:2000:1, DIN931, DIN934
- Design Wind Loading:
  In accordance with CP3
  chapter V Pt. 2 & BS 6299 Pt 2:1997
- Paint Finishers:
  BS4800 and RA1 colour range

Accesories & Adaptors

FMV/ACB Anti-Climb Bracket
FMV/PA Paint to BS4800 & RA1 Colours
FMV/DPMA 3.6m High Pyramid
FMV/DPMAD3 3.6m High Pyramid with Dome Adaptor
FMV/PTA Pan & Tilt Adaptor
FMV/HSA3 3.6m High Static Adaptor
FMV/HSA5 5.4m High Static Adaptor
FMV/VS3A Triple Static Adaptor
FMV/VS5A Twin Static Adaptor
FMV/TFC Single Fixed Column Spacers 150mm-300mm
FMV/HTC High Security Door Option
FMV/HSC High Security Door Option

Technical details:
- Flange Mounted Baseplate
- Ranges: Victorian
- Model: Turner
- Column Height in Metres

Specifications are subject to ongoing development. Therefore, we reserve the right to make technical modifications without notice.

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Base and Windload Specification

<table>
<thead>
<tr>
<th>Model Ref</th>
<th>Height</th>
<th>Area of Country</th>
<th>Area of Town</th>
</tr>
</thead>
<tbody>
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<td>FMV/US2</td>
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<td>0.4m</td>
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<td>FMV/US3</td>
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<td>0.9x0.9m</td>
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<td>FMV/US4</td>
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<td>0.45m</td>
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<td>FMV/US6</td>
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<td>0.5m</td>
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<tr>
<td>FMV/US10</td>
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<td>0.75m</td>
<td>0.75m</td>
</tr>
</tbody>
</table>

A minimum soil bearing pressure of 75 KPa/m² is assumed.

Installation Method

1. From the map, select location of installation
2. Excavate as per recommended area and depth
3. Assemble root base as shown in Fig. 1
4. Insert root base into the hole ensuring that it is level and that the four studs protrude 60-70mm above the concrete foundation
5. Fit the cable duct if routing via the interior of the column. A plastic pipe of approximately 100mm outside diameter is recommended for this. Ensure this protrudes through the template by 50mm minimum.
6. Pour concrete ensuring that it is a mix of C35 to Table 6 BS 8110 and then tamp down well
7. Fix the section template over the four protruding studs, double-checking that they are level and that clear access can be gained so the cable duct if it is being used
8. Leave the concrete to cure for a minimum of 72 hours prior to attempting to erect the column
9. When fixing the column, ensure that the concrete base is in complete contact with the underside of the column and grout accordingly.
10. When the column has been fitted, protect the studs with a suitable protective coating. Denso tape or similar is recommended for this.

FMV Root Assembly

All studs must be level and square.