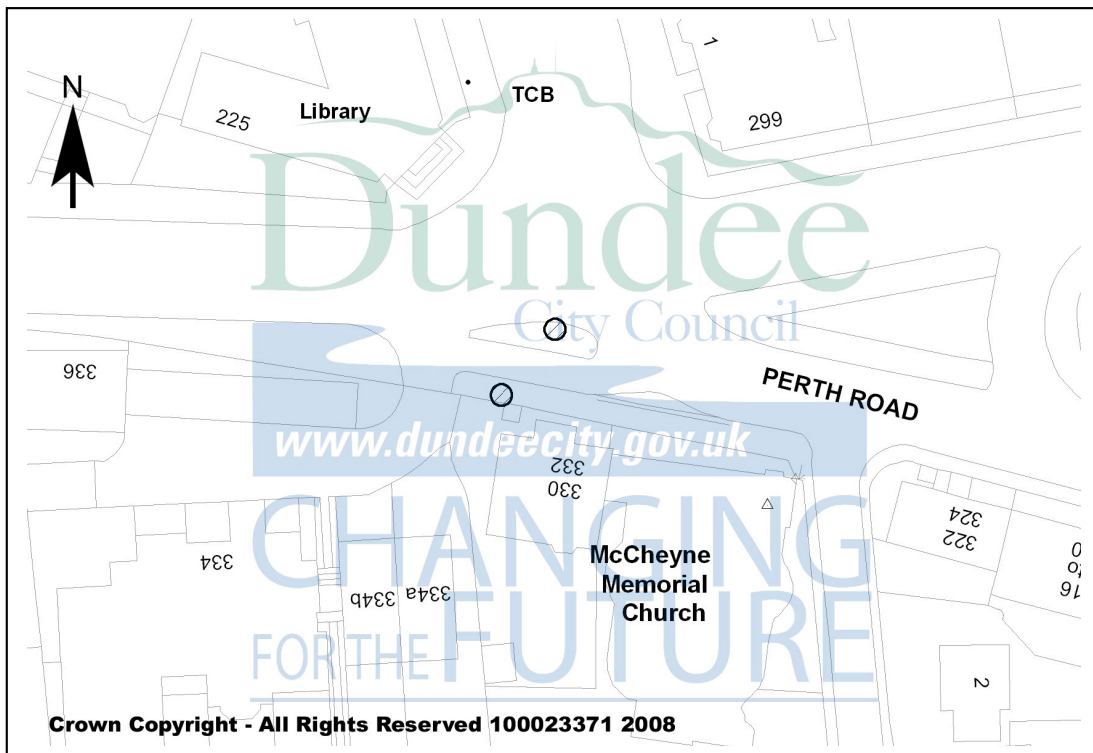


**KEY INFORMATION****Ward** West End**Proposal**

Erection of 8m high CCTV mast and camera equipment box

**Address**Perth Road  
Dundee**Applicant**Director of Economic  
Development  
3 City Square  
Dundee  
DD1 3BA**Agent**City Architectural Services  
Officer  
Dundee City Council  
Floors 11/12  
Tayside House  
Dundee  
DD1 3RQ**Registered** 11 Dec 2008**Case Officer** B Knox

## Proposed CCTV Mast in Perth Road

The erection of a CCTV mast and camera equipment box is **RECOMMENDED FOR APPROVAL subject to conditions.** Report by Director of Planning and Transportation.

**RECOMMENDATION**

The application complies with Policy 61 of the Dundee Local Plan Review. The concerns of the objectors are not supported in this instance and the application is recommended for approval.

**SUMMARY OF REPORT**

- The application proposes the erection of an 8 metre high CCTV mast and camera and an associated small camera equipment box.
- The proposed column and camera will be discreet, painted black in colour and will not appear dissimilar to the nearby (and higher) street lighting columns.
- Three letters of objection were received in relation to this application which raised concerns regarding loss of privacy and that the equipment box is visually intrusive.
- The application is considered to comply with Policy 61 of the Dundee Local Plan Review 2005.

## DESCRIPTION OF PROPOSAL

The application proposes the erection of an 8 metre high CCTV mast and camera and an associated small camera equipment box. The primary function of the camera is to monitor traffic of the Perth Road Sinderins area to assist in the Council's regulation of traffic control systems at this location. The output can also be made available to Tayside Police as a crime prevention measure.

The proposed column and camera will be painted black in colour and will not appear dissimilar to the nearby (and higher) street lighting columns.

## SITE DESCRIPTION

The CCTV mast is proposed to be located on the traffic island at the Perth Road, Blackness Avenue, Hawkhill intersection known as the Sinderins. The small street cabinet equipment box is to be located on the footway to the south of this. The mast would be located approximately 25 metres away from the nearest properties to the north. The mast would be approximately 10 metres from the residential properties to the south.

The site is located within the West End Lanes conservation area and there are several Listed Buildings in the vicinity.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 61: Development in Conservation Areas - within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area

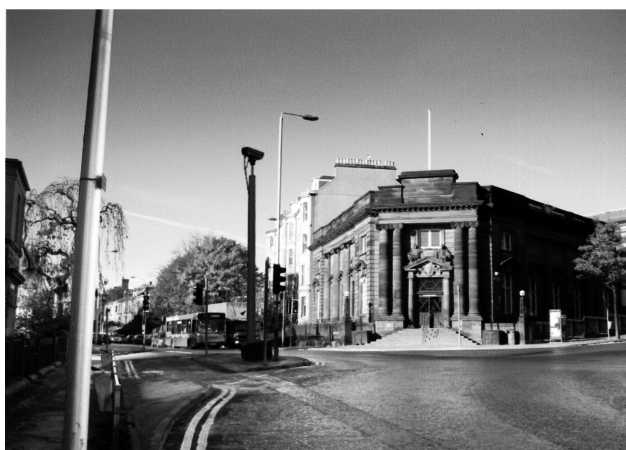
management plans to be advanced in the near future.

## Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.



## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

## SITE HISTORY

There is no planning history for the application site.

## PUBLIC PARTICIPATION

The Statutory neighbour notification process was carried out by the applicant and the application was advertised as affecting the setting of the Conservation Area and three letters of objection were received. The following issues were raised:

- The location of the equipment box is visually intrusive. The most suitable location is west of where it is proposed and the pavement is narrow in the location proposed.
- Concerns that the camera may look into rooms of 330 and 332 Perth Road.

Members will have already had access to these letters.

## CONSULTATIONS

No adverse comments from any of the consultees have been received.

## OBSERVATIONS

### Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

The Statutory Requirements under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

### The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The proposal seeks permission for the erection of a CCTV mast for the purposes of monitoring traffic of the Perth Road Sinderins area. It is located within the West End Lanes conservation area and as such Policy 61: Development in Conservation Areas is relevant to the determination of the application.

This policy states that the new development will be expected to preserve or enhance the character of the surrounding area. The proposed location of the column and camera will be discreet on a traffic island with other existing street lighting columns, traffic lights, signage and planter boxes. It will be painted black in

colour and will not appear dissimilar to the nearby (and higher) street lighting columns. In addition to this, options for different types of CCTV masts were discussed which would involve a significantly wider mast from what is being proposed. As a result, the location and type of mast put forward for consideration is considered to be acceptable and the most appropriate in terms of location and design.

Alternative locations for the mast and equipment box were discussed prior to the submission of the application.

It is considered that the location for the proposed mast is as sensitive as possible. It has been proposed on a traffic island where there are existing lighting columns and traffic lights and there are other signage poles and street furniture in the immediate area which all help to ensure that the mast will blend in with the existing surrounding physical environment.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

It is considered that in these circumstances the proposed development will preserve the character and appearance of the West End Lanes Conservation Area as discussed above and therefore satisfy the requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) Act.

## Other Material Considerations

The other material considerations to be taken into account are as follows:

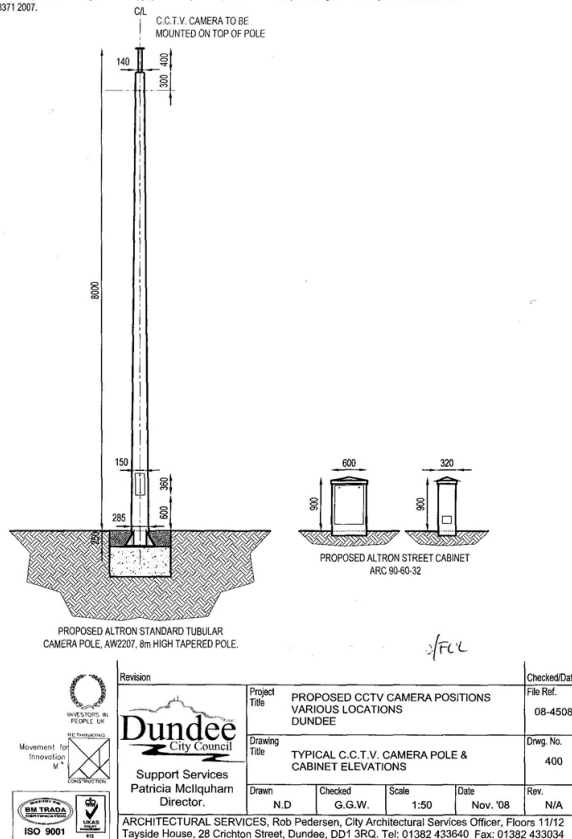
### Views of the Objectors

- concerns that the camera may look into rooms of 330 and 332 Perth Road.

The primary function of the camera is to monitor traffic of the Sinderins area to assist in this Council's regulation of traffic control systems at this location.

It can also be made available to Tayside Police as a crime prevention measure. The applicant has provided additional information which explains that each organisation has a Code of Practice for the operation of the CCTV system which prohibits viewing private areas of premises. In addition the camera can be electronically masked to prevent the system recording any private areas or set up so that it does not point in the direction of properties nearby. There is also an audit trail

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which can be examined in case of any allegations of violation of the procedures. In this respect, it is not considered that the camera would be detrimental to the privacy currently enjoyed by nearby residential properties.

- the location of the equipment box is visually intrusive. The most suitable location is west of where it is proposed and the pavement is narrow in the location proposed.

With regards to the concerns regarding the location of the equipment box, this matter has been discussed above in the Observations section of this report. Further to this, the equipment box is small in size measuring 90cm in height with a width of 60 cm and a depth of only 30 cm. It is considered that given

the small size of the box and the location and the location at the back of the footway, that the box will not be visually intrusive. It cannot be moved to the location which has been suggested by the objectors for technical reasons as it needs to be within close proximity to the mast itself.

A condition will be applied to any grant of permission to ensure that a minimum width of clear footway must be retained on the south footway adjacent to the proposed equipment box.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The design of the mast is considered to be discreet and it will be painted black. It is considered that the design is acceptable and will have a neutral effect upon the character of the surrounding conservation area.

## CONCLUSION

The proposal is considered to be in compliance with Policy 61 of the Dundee Local Plan Review 2005. The camera will assist in the regulation of traffic control systems at this location and can also be made available to Tayside Police as a crime prevention measure. It is in keeping with the area and will not detract from the character and appearance of the surrounding conservation area.

## RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 A 1.8m minimum width of clear footway must be retained on the

south footway adjacent to the proposed equipment box.

**Reasons**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of pedestrian safety.