

**PLANNING  
COMMITTEE**

**13th February 2025**

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**Planning Application 24/01338/FUL**

**Erection of CCTV Camera and steel column**

**Land at Church Green East, Redditch**

**Applicant: Mr Peter Liddington, Redditch Borough Council**  
**Ward: Central Ward**

**(see additional papers for site plan)**

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site is located on Church Green East, within the Church Green Conservation Area in Redditch Town Centre.

The proposed CCTV camera and column would be located 7 metres east of a mature lime tree and 4.8 metres north of an existing lamp post, which is estimated to be 7 metres in height. St. Stephen's Church is located 13 metres to the west of the proposed column.

This site was chosen as it allows for a clear view of Lloyd's Bank and the alleyway on the northern side of this building.

**Proposal Description**

The proposal consists of the erection of a new, round steel column with CCTV camera above. The overall height of the structure would be 10.6 metres. The column would be square at its base, with maximum 400mm dimensions. It would be finished in a gloss black colour. Existing cameras are mounted on similar columns in Mercian Square, adjacent to both Redditch Library and Popworld nightclub; and at the top of Prospect Hill, at the junction with Easemore Road. The proposed column would be slightly taller than the two columns referred to above in order to avoid the need for trees to be cut back.

A column is required to facilitate the installation of a new CCTV camera, which would be mounted on an overhanging 'swan neck' bracket at the top of the column to ensure the widest possible sight line coverage of the surrounding area. The proposed camera, in addition to those already in the area, would enable CCTV operators to track the movements of persons leaving the Kingfisher Shopping Centre, monitor possible disorder and support the safety of HoW College students going to and from Peakman Street.

The immediate area surrounding the site is served by a number of diverse town centre uses such as retail, banking and leisure, as well as public realm.

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## **Relevant Policies:**

### **Borough of Redditch Local Plan No. 4**

Policy 30: Town Centre and Retail Hierarchy

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 38: Conservation Areas

Policy 40: High Quality Design and Safer Communities

### **Others**

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

## **Relevant Planning History**

None.

## **Consultations**

### **Conservation Officer**

Comments were received stating that “There is no objection to the principle of an additional CCTV column being installed. The Heritage statement clearly outlines why a column is required in this location, as well as identifying several others in the vicinity. Although they are tall structures and it is noted that this one will be slightly higher than the others due to the close proximity of trees, painting them black and the positioning of various trees around the central part of the Conservation Area, reduces their impact in the street scene.

It is therefore considered that any harm to the nearby listed buildings including St Stephen’s and the Conservation Area due to the height and nature of the structure, would be at the lower end of less than substantial harm, and is likely to be balanced out by the public benefits of the extra CCTV, in an area where there have been incidents of anti-social behaviour. It would also potentially protect the heritage from being subject to any such anti- social behaviour.”

## **Public Consultation Response**

No Comments Received

## **Assessment of Proposal**

Policy 30 of the Borough of Redditch Local Plan no. 4 aims to create and maintain a Town Centre which is ‘vibrant and safe’. The proposal is considered to be in accordance with the general aims and objectives of this policy.

Policy 38, with particular regard to the Church Green Conservation Area, requires that proposals should enhance the local area by:

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“protecting views in, out and within the area, particularly that of St Stephen’s Church and its spire; and by supporting high quality schemes on sites that currently detract from or make a negative contribution to the area”. The proposal would accord with these aims as the CCTV and associated new column would not have a material impact upon on views of St. Stephen’s Church and would increase safety in the area which would be covered by the sight lines of the proposed additional CCTV Camera.

Policy 40.2, section vi states that schemes should “encourage community safety and ‘design out’ vulnerability to crime”. This proposal would align directly with the aims of this policy, offering CCTV coverage of an area which includes an ATM and adjacent alleyway as well as areas frequently used by students of the nearby HoW College.

Your Officers have concluded that this application is acceptable with regard to policies at both Local and National level and can therefore be supported.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be granted subject to the following conditions:**

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) 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 approved shall be carried out in accordance with the following plans and drawings:

Location Plan - dated 23rd of December  
Site Plan - dated 23rd of December  
CCTV Camera Details - dated 23rd of December

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

**Procedural matters**

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.