

TWC/2018/0714

Wm Morrison Supermarkets Plc, Gresham Drive, Newdale, Telford, Shropshire, TF3 5ES

Erection of a automatic number plate recognition (ANPR) camera

APPLICANT

Euro Car Parks

RECEIVED

28/08/2018

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

THIS APPLICATION HAS BEEN CALLED TO COMMITTEE AT THE REQUEST OF LAWLEY & OVERDALE PARISH COUNCIL

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to Condition(s) and Informative(s).

2. APPLICATION SITE

- 2.1 The application site is the primary Car Park located within the Local Centre of Lawley Village, an area undergoing significant levels of growth which lies to the west of the Central District of the borough, approximately 2 miles from Telford Town Centre.
- 2.2 Immediately adjacent to the Car Park to the south is a Morrison's Supermarket who are the Leaseholders of the site, surrounded by a mixture of smaller commercial units to the west within the square itself consisting of retail units, cafes, takeaways and offices for which the car park currently serves. Immediately east of the site is a Nursery and Public House and to the north, residential dwellings.
- 2.3 The Car Park itself is currently unrestricted, utilised by the customers and staff of the Morrison's supermarket, retail units of Lawley Square, and other surrounding uses. It also includes a level of parking provision for privately leased apartments adjacent the site.

3. APPLICATION DETAILS

- 3.1 The proposal seeks planning permission for the installation of a 4 metre high pole and an Automatic Numberplate Recognition Camera (ANPR) camera at the entrance into existing Lawley Square Car Park, for which Santander are the Freeholders. The pole would be situated at the entrance and exit of the Car Park, which in this case only consist of one access in and out. The access for the Car Park would remain unchanged through this proposal.
- 3.2 There is a second application which is currently pending consideration by the Local Planning Authority, planning ref.: TWC/2018/0713, which is a signage

application to advertise a maximum stay period and charging notices for the same Car Park. Whilst the two applications are relevant to one another, Officers can only assess the scale and design of the proposal, and not the implications of the installation of the cameras or the adverts.

- 3.3 The proposed plans note the pole to have a natural galvanised metal finish grey in colour. The camera would measure 16.3cm in height and width, and 11cm in length and would be placed at the top of the pole facing away from the car park towards the entrance/exit.
- 3.4 The applicant has submitted a detailed Application Form, a Location Plan, Block Plan, Proposed Elevations and a covering letter to accompany the application.

4. RELEVANT PLANNING HISTORY

- 4.1 None relevant.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 No neighbouring properties were formally consulted as part of the proposal, however two site notices were displayed to advertise the proposal. As a result, 199 letters of objection were received alongside a petition of 860 signatures which raised the following concerns:
 - Parking and highway safety along Birchfield Way is already congested, causing issues which will be exacerbated by the proposal;
 - residents of flats have car park spaces in their leases within the car park itself raising concern for how the charges will work for these people;
 - breach of Planning Condition pursuant to planning ref.: TWC/2010/0627 which states that the Car Parking areas shall be in place prior to occupation - however the parking is being removed through this proposal;
 - contrary to Telford & Wrekin Plan Policies EC6 and EC7 regarding vitality of Centres.
 - the car park being utilised by all of the surrounding uses including the shops, gym, nursery, primary school, doctor's surgery, dentist, offices and takeaways and is not solely for use by Morrison's customers;
 - non-profit organisations such as charity shops and the Lawley running club will suffer as a result;
 - potential loss of trade for Morrison's as people may choose to shop elsewhere rather than pay for parking;
 - displacement of parking will spoil the community feeling within Lawley;
 - additional pressures of parking charges for families;
 - negative impacts the displacement of parking will cause to retailers in

- Lawley Square, their staff and customers leading to loss of footfall and vitality in Lawley;
- residents of Lawley already pay £250 per annum to Bourneville Village Trust (BVT) to maintain the estate;
 - hundreds of homes to still be built which would use the Local Centre;
 - revenue should be used to help local people and organisations.

Whilst the Local Planning Authority are grateful for the input of local residents, Officers can only consider concerns raised which are material planning considerations, which unfortunately these are not and therefore have not been considered when determining this application.

7. STATUTORY CONSULTEES

- 7.1 Lawley & Overdale Parish Council: **Object.** Considers the proposal to be contrary to Telford & Wrekin Local Plan Policies COM1, EC6, EC7, C5 and C6; considers the proposal will cause highway issues, social issues, loss of vitality into Lawley and will impact upon the character of the area.
- 7.2 Cllr. Greenaway: **Object.** Considers the proposal to be contrary to Local Plan policies COM1, C3 and C5.
- 7.3 Highways: No comments received.

8. APPRAISAL

- 8.1 The only planning consideration for this proposal is the scale and design of the proposed pole and camera. Whilst concerns have been raised regarding displacement of parking related to the introduction of a maximum stay period on the Car Park relating to the pending Advert Consent Application, it is important to note that planning permission is not required for the owners of the land to introduce a maximum stay period or car parking charges. As the land is owned privately by Santander it is at their discretion as to how the parking is managed on their Car Park and the Council cannot intervene regarding this.
- 8.2 The proposal can therefore only be assessed based upon the physical structure applied for and whether the design and scale is acceptable within its location. Telford & Wrekin Local Plan Policy BE1 states that new development should respect and respond positively to its context and ensures it reflects an integrated design approach.
- 8.3 The pole and cameras in terms of their scale, design and materials are considered to be an acceptable addition to the car park. Due to the scale and appropriate choice of colour, it is considered that the pole and camera will not constitute an overly prominent feature and the use of materials which complement existing materials used within the vicinity. The design of the proposal is simple in form and in-keeping with other poles used for signage within the area and is therefore respectful of its context and complies with Telford & Wrekin Local Plan Policy BE1 in this regard.

- 8.4 Policy BE1 also states that new development should not detrimentally impact upon the amenity of existing dwellings or uses. Officers consider that the presence of a camera on a four metre high pole will not cause any disruption or impacts to local residents or users of the units in Lawley Square, and its installation will have no impacts upon neighbouring properties and uses. The proposal is therefore also considered to be compliant with this criteria within Policy BE1 and also within the NPPF.
- 8.5 Concerns have also been raised in respect of increased vehicular congestion, displacement of parking onto Birchfield Way and worsening highway safety as a result of this application. These matters cannot be assessed as part of the current application as Officers are only reviewing the scale and design of the camera and pole rather than the implications of installing the feature. As the land is owned privately, the owners could implement car parking charges or notices at any time which in itself would not require planning permission. The application in this case is only for the infrastructure involved.
- 8.6 Furthermore, concerns have been raised regarding residential flats which have Car Parking spaces in their leases within the Car Park and how this would operate with charges involved. Again, Officers are not considering whether car parking charges are acceptable and therefore in this case this would be a civil matter for the tenants to discuss with the landowner.
- 8.7 Cllr Greenaway, Lawley & Overdale Parish Council and residents have referenced that the proposal is contrary to Local Plan Policies COM1 (Community Facilities), C3 (Impact of the Development on Highways), C5 (Design of Parking), EC6 (Market Towns & District Centres) and EC7 (Local Centres & Rural Services). As Officers are only assessing the design of the proposal and not the implications of its installation, these policies are not considered to be relevant and Officers would not be considering these policies within the determination.
- 8.8 In respect of the query that the proposal would cause a breach of previous Planning Conditions which required the Car Parking areas to be implemented prior to the use coming into effect, Officers have reviewed relevant planning history and note no restriction regarding the installation of such features, and note that in any case, the Car Park is still to be retained as such. Accordingly the application does not breach any Condition from any previous scheme.

9. CONCLUSION

- 9.1 The erection of a 4 metre high pole and one ANPR camera is considered to be an acceptable addition to the Car Park, being of simple design and causing minimal impact to the overriding character of the area or design and appearance of Lawley Square. The erection of the pole and camera would not impact upon the daily movements of shoppers in Lawley Square and would have no impact upon neighbouring residential properties or uses. The proposal is considered to comply with Telford & Wrekin Local Plan Policy BE1 Design Criteria and with the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, it is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to:

(a) The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager.

Condition(s)

A04	Time limit of three years to commence development
C002	Materials to be used as submitted
C38	Development in accordance with approved plans

Informative(s)

I40	Conditions
I41	Reasons for grant of permission
I35custom development RANPPF1	Grants approval for pole and camera only, no other