

REFERENCE NO: CR/2018/0834/FUL

LOCATION: [NCP CROSS KEYS CAR PARK, THE BROADWAY, HIGH STREET NORTHGATE, CRAWLEY](#)
WARD: Northgate
PROPOSAL: RETROSPECTIVE PLANNING APPLICATION FOR THE INSTALLATION OF 1NO. POLE MOUNTED AUTOMATIC NUMBER PLATE RECOGNITION (ANPR) CAMERA

TARGET DECISION DATE: 12 February 2019

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: National Car Parks

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

P1015/253, Site Location Plan
P1015/252, Crawley Signage Layout

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. Listed Building Officer - No objection to the camera in isolation.

NEIGHBOUR NOTIFICATIONS:-

St Johns Church, High street;
Manpower UK Ltd, 35 The Broadway;
EDF Energy PLC First and Second Floors, 50-52 The Broadway;
Flat, St Johns Hall, High Street;
Debra Charity Furniture Shop, 5-52 The Broadway;
St Catherines Hospice, 31 The Broadway;
St Johns Hall, High Street;
YMCA, 33 The Broadway;
TAJ The Grocer, 12 Haslett Avenue West.

Site notices were displayed from 20/12/2018 to 13/01/2019.

RESPONSES RECEIVED:-

One representation was received from a nearby residential property highlighted concerns over potential overlooking and loss of privacy from the camera. The Officer has responded to this representation explaining that the camera would face the north-east direction and would have no view into the flat at St John's Hall.

Three objections have been received raising the following matters:

- The ANPR camera and poles with spikes look like something from a prison camp and the car park is next to a Grade II* Listed Building;
- The car park is out of character and does not enhance the area - *(It should be noted that this is a retrospective application for the ANPR camera only and does not relate to the use of the site as a car park (that has planning permission dating back to 1975), the layout of the car park, noise or pollution (issues relating to the use)*
- Concerns regarding the proximity of the site and camera to St John's Church, the oldest building in the town centre.

REASON FOR REPORTING TO COMMITTEE:-

The application has been called in by Councillors Guidera, Councillor Jaggard and Councillor Peck.

THE APPLICATION SITE:-

- 1.1 The application site relates to an open car park located on the western side of The Broadway, within the Town Centre. The car park is located to the south of Cross Keys, and to the north of and adjacent to, St John the Baptist which is a Grade II* Listed Church. The car park contains 29 spaces and the entrance/exit is on the northern side onto Cross Keys opposite the charity shop. There are yellow bollards around the perimeter of the car park.
- 1.2 There are 12 existing panel signs on the site, there are six different styles. They are yellow with black lettering/symbols.
- 1.3 The car park is also adjacent to the High Street Conservation Area to the south and west. There are no other identified site constraints.

THE PROPOSED DEVELOPMENT:-

- 2.1 Retrospective planning permission is sought for the installation of 1no. ANPR camera on a galvanised steel column with an anti-climb guard. The camera is mounted on the top of a pole at 4m in height with the anti-climb guard below. The camera dimensions are approximately 100mm x 100mm x 100mm. The camera and column are located at the centre of the site within the pay area, and face the entrance/exit of the car park to the north.
- 2.2 The application does not relate to the second pole to the south-west of the ANPR camera that does not have a camera atop it.

PLANNING HISTORY:-

- 3.1 Enforcement history - The camera is in situ. The application follows a complaint received by the Council last year. In a letter dated 30th August 2018 to NCP, Officers advised the applicant to remove the camera. The applicants have chosen to submit a retrospective application to regularise what has been installed on site and it is for the Planning Committee to determine the application before it on its planning merits.
- 3.2 The related application for the signage is CR/2018/0835/ADV – ADVERTISEMENT CONSENT FOR THE INSTALLATION OF 12NO. NON-ILLUMINATED POST MOUNTED SIGNS. . This is also to be considered at this meeting.
- 3.3 The use of the land for a car park was permitted in 1975 - CR/52/75 – West Side of Cross Keys, Northgate – CHANGE OF USE FOR PARKING OF MOTOR VEHICLES.

- 3.4 There is one undetermined application which relates to the application site - CR/2018/0079/FUL – DEMOLITION OF THE EXISTING CHURCH HALL FOR THE CONSTRUCTION OF GROUND FLOOR RETAIL/COMMUNITY SPACE/APARTMENTS WITH APARTMENTS ABOVE (TOTAL 34 DWELLINGS).

PLANNING POLICY:-

4.1 National Planning Policy Framework (2018)

- Section 2, Paragraph 11 (Presumption in favour of sustainable development). At the heart of the framework is a presumption in favour of sustainable development.
- Section 12 (Achieving well-designed places). Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.2 Crawley Local Plan (2030)

- Policy CH2 (Principles of Good Urban Design) seeks new development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character.
- Policy CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be of a high quality in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, layout, details and materials. Development must provide and retain a good standard of amenity for all nearby and future occupants of land and buildings, and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- Policy CH12: (Heritage Assets) all development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource and that their key features or significance is not lost as a result of development.
- Policy CH15: (Listed Buildings and Structures) states that any changes must preserve the design and character of the Listed Building and have regard to its historic significance.

4.3 Urban Design SPD (October 2015)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and contains guidelines on the standards the Council expects for the design of buildings and structures in the public and private domain. With reference to commercial and retail development the document states:

- *Non-residential developments should address the street and the public realm in a considerate manner. The appropriate scale and massing of the development will depend on the location and existing urban fabric.*
- *Consideration should be made of the use of the appropriate materials and colours*

PLANNING CONSIDERATIONS:-

- 5.1 It has come to Planning Officers attention through representations and comments received during the determination of this application that there are concerns over the conduct of NCP and the issuing of Fixed Parking Notices. The comments received and issues raised above are not matters

for Council as the Local Planning Authority to consider, and therefore do not form part of the formal consideration of this application.

5.2 The main planning considerations in the determination of this application are therefore:

- The impact on the visual amenity of the site, the street scene, the wider area and Listed Building;
- The impact on neighbour amenity;
- The impact on highways and parking arrangements.

The impact on the visual amenity of the site, the street scene, the wider area and Listed Building.

5.3 The existing surface carpark is visible in the streetscene of The Broadway. The open character of the site provides a break in the built form between the modern commercial development to the north and the boundary of the High Street Conservation Area and the curtilage of the Grade II* Listed Church, St Johns the Baptist to the south, which is surrounded by a landscaped graveyard, with mature trees and some hedging along its northern boundary.

5.4 The main considerations for the determination of this application are the impact the ANPR camera and pole has on the visual amenity of the site, the wider area and the setting of the Listed Building. Policy CH2 states that development proposals will be required to respond to and reinforce locally distinctive patterns of development, and protect heritage assets. Policy CH3 states that development proposals should be based on a thorough understanding of the significance and distinctiveness of the site, and its immediate and wider context, and demonstrate how attractive or important features which made a positive contribution to the area would be integrated, protected and enhanced. They should also relate sympathetically to their surroundings in terms of scale, height, orientation, details and materials.

5.5 The proposed ANPR camera and pole would be located within the centre of the site. The layout of the car park consists of 4 rows of parking spaces, with a central pay station area. The boundary treatments are comprised of 1m high yellow posts which are positioned at regular 2m intervals around the perimeter of the site. There is a wide pavement on the eastern side of the site.

5.6 Although the camera, pole and associated anti-climb guard are visible when viewed from both the north and south it is considered that the height of 4m is of a reasonable scale would not appear dominant in the area. There are already a number of other poles/lamp posts which exceed 4 metres in height and carry lights within the immediate vicinity of the site. The pole, camera and anti-climb guard are not considered to be out of keeping with existing similar types of structures in the area. It is not considered to result in an unacceptable visual impact in its own right.

5.7 In regards to the impact on the heritage assets to the south and west (Listed Church and Conservation Area), there are mature trees along the shared boundary which partially screen the church. It is considered that given the positioning of the camera in the centre of the site and the space around it, there would not be any significant impact on the visual amenity of the church or the conservation area. Similarly the scale and height of the camera and pole is considered to appear relatively inconspicuous in relation to the neighbouring heritage assets and is not individually detrimental to the setting of the Listed Building or the context of the High Street Conservation Area.

5.8 Overall the positioning, height, design and materials of the proposal is considered to be satisfactory, and would not have a significant detrimental impact on the visual amenity of the site, the wider streetscene or the setting of the Listed Building/High Street Conservation Area. It would therefore

accord with Policies CH2, CH3, CH12 and CH15 of the Crawley Borough Local Plan (2015-2030), the Urban Design SPD (2016), and the NPPF (2018).

The impact on neighbour amenity

- 5.9 Comments have been received from occupants of The Flat at St John's Hall, highlighted concerns over loss of privacy and whether the camera would see into the windows/doors of the property.
- 5.10 The nearest residential properties are located on The Broadway, approximately 40m to the north and fronting The Broadway, and St Johns Hall 23m to the west. The camera is positioned to face the retail units to the north and would not have any view of the nearest residential properties to the west (St Johns Hall). The area the camera views is shown on the submitted plans and it is considered expedient to restrict the view of the camera to this area to prevent potential for it to be moved and point towards nearby residential properties.
- 5.11 The camera pole is positioned on a slim pole and given that there would only be one camera on the site, it is not considered to have a significant impact on the amenity of neighbouring properties by way of loss of privacy or overshadowing or over dominance.
- 5.12 The proposal is therefore considered acceptable in this regard, and would comply with the relevant Local Plan Policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF (2018).

The impact on highways and parking arrangements

- 5.13 The camera pole is sited in the centre of the car park, and although the parking layout has been reconfigured to accommodate the central pay station area, it has not resulted in the loss of parking spaces, and two disabled parking spaces are also still provided. There is also sufficient space for pedestrians to move around. The proposal is therefore considered acceptable in this regard and would comply with the relevant Local Plan Policies and the NPPF (2018).

CONCLUSIONS:-

- 6.1 Overall it is considered that the camera pole and camera are of an appropriate scale, design and siting, and do not have an unacceptable impact on the visual amenity of the site, the streetscene or the setting of the Listed Building/High Street Conservation Area. The camera is also not considered to have a detrimental impact on the amenities enjoyed by the occupants of nearby properties, or impact on highways, parking arrangements or pedestrian safety. The proposal is therefore considered to accord with the policies outlined in the NPPF (2018), the Crawley Borough Local Plan (2015-2030) and the Urban Design Supplementary Planning Document (2016).

RECOMMENDATION RE: CR/2018/0834/FUL

PERMIT

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.

2. The ANPR camera hereby permitted shall only be operated to view the street level / number plate field of vision identified by the blue dashed line incorporating the "Exit and Entry" points identified on drawing Signage Layout, no.P1015/252 A. The ANPR camera shall not thereafter breach the agreed field of vision.

REASON: In the interests of the amenity of nearby residential properties. In accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE(S)

1. Notwithstanding the signage shown on the submitted plans this planning application does not relate to the signage for which a separate advertisement consent is required.

NPPF Statement

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map

Crawley Borough Council
Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
Tel: 01293 438000



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