

DELEGATED DECISION REPORT

SMD/2021/0161
Valid 07/04/2021

ROEBUCK INN
18 DERBY STREET
LEEK

INSTALLATION OF CAR PARK
MANAGEMENT SYSTEM
(ANPR SYSTEM AND
ASSOCIATED SIGNAGE)

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the surrounding Conservation Area.
- Impact on the setting of adjacent listed buildings.
- Impact on neighbouring amenity.

DESCRIPTION OF SITE

The application site comprises the surface car park associated with the Roebuck Inn. The car park is located to the rear of the public house and is accessed via Haywood Street (the A53) to the south.

The application site is located in the Development Boundary of Leek, within Leek Conservation Area and within Leek town centre. The public house is Grade II listed, whilst the adjacent Natwest bank is also Grade II listed.

PROPOSAL

Full planning permission is sought for the installation of a number plate recognition management system to the car park, due to issues with non-patrons using the car park.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS5 Leek Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0162	LBC – Installation of car park management system (ANPR system) Pending determination
SMD/2021/0192	Advertisement consent for car park management system signage Pending determination

CONSULTATIONS

Publicity

Site Notice expiry date: 14/05/2021

Neighbour consultation period ends: 12/05/2021

Press Advert: 26/05/2021

Public Comments: One comment was received that raised no objection to the use of ANPR on the car park, but they questioned whether someone dropping a patient off at the rear of their dental practice will be fined if they turned their vehicle around in the car park. **Planning Officer comment:** This is not a planning consideration. The neighbour is advised to speak to the public house regarding how the system will operate.

Town / Parish Comments: Checkley Parish Council support the application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

SCC Highways: No objections on highways grounds to the proposals. No alterations proposed to the access from the highway. Operation of this private car park is a private matter for the landowners. Proposal could not be considered to have a severe effect on the highway.

Conservation Officer: This is a prominent site with open views from Haywood Street through to The Roebuck and a roofline of Trinity Church and a jumble of roofs and chimneys. Any equipment needs to be discrete and muted in colour. There is no doubt that the size and amount of signage proposed is excessive given this sensitive location and the small size of the car park. The proposed infrastructure needs to be drastically reduced, more sensitively designed, and we need photo-montages showing the equipment in its location.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The application site is located within the Development Boundary of Leek; a 'town' as identified by Local Plan policies SS2 and SS5. The Leek Area Strategy supports the retention and growth of existing businesses within the town and encourages the management of car parking to support the role of Leek as a destination for shopping, employment, entertainment and tourism without leading to congestion of the town centre.

The proposal is for the installation of a vehicle number plate management system to an existing private car park that is associated with an existing public house located in the town centre of Leek. The public house has been affected by people using the car park that are not patrons of the public house, resulting in patrons not being able to park. The vehicle number plate management system is therefore hoped to deter the unauthorised use of the car park and support the existing public house. It is therefore considered that the principle of the development will meet the aims of the Leek Area Strategy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Three applications have been submitted for the car park management system, all covering different aspects of the development. This application therefore seeks approval for:

- A 4 metre high pole with a vehicle registration plate recognition camera affixed to the top and a column protector located at the bottom;
- A camera cabinet sited adjacent to the 4 metre high camera pole;
- 1no. 2.8 metre high pole to be used to display an advertisement at the entrance to the car park; and
- 4no. bollards, each measuring 920mm in height.

The 4 metre high camera pole and camera cabinet will be sited in the northwestern corner of the car park, with the camera facing towards the access that leads to Haywood Street. The 4no. bollards will be sited adjacent to where the access road opens into the car park and will protect the 2.8 metre high pole that will display an advertisement about the car park management system and instructions for users of the car park.

The camera pole and cabinet will be sited approximately 85 metres from Haywood Street, whilst the bollards and 2.8 metre high pole will be sited approximately 60 metres from Haywood Street. Adjacent to the access is the car park serving Aldi that is surrounded by a dwarf brick wall with railings above. The Aldi car park features pole mounted lighting columns with signage attached and individual pole mounted signage, whilst telegraph poles are a feature within the public house's car park and the surrounding area, as well as street lighting columns.

The proposed development will be sited a significant distance from Haywood Road (the A53) and therefore will not be highly conspicuous from the street scene. The surrounding area has a number of tall, vertical structures and therefore the proposed development will not appear out of place. It is for these reasons that the proposed development is considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

A row of terrace properties are sited to the west of the car park that contain a mix of residential properties, commercial properties or commercial properties with residential flats to the first floor. To the northwest is Trinity Church, to the north is the pubic house and to the northeast are other town centre retail/commercial uses. To the south is the car park serving Aldi.

Whilst residential properties are located to the west of the application site, due to the scale of the proposed development, it is not considered that it will adversely affect the amenity of these properties from a loss of light or overbearing effect. The camera will be sited due south along the existing access road and therefore it will not result in a loss of privacy to these properties. It is for these reasons that the proposed

development will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Heritage Assets

The application site is located within Leek Conservation Area. The public house is a Grade II listed building, whilst the adjacent Natwest bank is also Grade II listed.

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

Paragraph 193 of the NPPF (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF (2019) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Conservation Officer has raised concern regarding the proposed infrastructure and feels that it should be drastically reduced and more sensitively designed. She also considers that any equipment should be discrete and muted in colour. The proposed development will involve slimline poles, 4no. bollards (that could be erected without planning permission) and a camera cabinet. The development will be similar in appearance to lighting columns, signs, street lighting columns and telegraph poles that are already features within the Conservation Area and are already viewed within the setting of the adjacent listed buildings. Whilst the concern of the Conservation Officer is noted, it is considered that subject to a condition requiring the colour of the equipment to be agreed with the Local Planning Authority, it will not harm the significance of the Conservation Area or the setting of the adjacent listed buildings. The proposed development is therefore considered to comply with policy DC2 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: **APPROVE** subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 02/06/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council