

APPLICATION REPORT – 19/00162/FUL

Validation Date: 27 February 2019

Ward: Chorley North West

Type of Application: Full Planning

Proposal: Installation of lighting columns with phantom cameras, external cabinets, traffic poles, fixed barriers, payment kiosks and column protectors to facilitate the provision of a car park management system.

Location: Chorley And South Ribble District General Hospital Preston Road Chorley PR7 1PP

Case Officer: Chris Smith

Applicant: ParkingEye Ltd

Agent: N/A

Consultation expiry: 21 March 2019

Decision due by: 24 April 2019

RECOMMENDATION

1. It is recommended that this application is approved subject to conditions.

SITE DESCRIPTION

2. The application relates to the car park at Chorley Hospital which is located within the settlement area of Chorley and the immediate locality is relatively mixed in terms of character and land uses. The car park provides approximately 800 car parking spaces which sit within and around the main cluster of hospital buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission (retrospectively) for the installation of a range of equipment and apparatus required to facilitate the provision of an automatic number plate recognition (ANPR) system within the car park. The equipment is located at various points across the site and can be summarised as follows:

- Approximately 5m high lighting columns with phantom cameras
- Approximately 0.9m high external cabinets
- Approximately 1m high traffic poles
- 4no. types of fixed hoop barriers measuring approximately 0.45m, 0.6m, 0.75m and 0.9m in height respectively
- Payment kiosks with a maximum height of approximately 1.7m and a width of approximately 0.7m

REPRESENTATIONS

4. Three representations have been received citing the following grounds of objection:

- People visiting the hospital may have no other choice than to travel by car and often don't have the energy to contest a wrongly issued parking charge notice.
- The signs ANPR system has been installed without going through proper planning procedures.
- The installation of ticket machines has meant that children and pensioners have been queuing within roads which is highly hazardous.
- The machines are not fit for purpose and are not illuminated so as to be easily useable at night time.
- The ANPR system has known flaws which cause a lot of stress to people who attend the hospital.
- The application has been submitted two months after the apparatus and signs were installed.
- The system that has been installed does not function correctly on a daily basis.

CONSULTATIONS

5. Lancashire County Council Highway Services (LCC) – Have confirmed that they do not have any objections regarding the installation of the equipment and are of the opinion that it does not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

PLANNING CONSIDERATIONS

Principle of the development

6. The application site is located in the core settlement area of Chorley. Policy V2 of the Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.

7. The principle of the proposed development is, therefore, considered to be an acceptable one, subject to material planning considerations.

Design and impact on the character and appearance of the immediate locality

8. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.

9. The equipment is relatively modest in terms of size and scale and is viewed entirely within the context of the wider site which contains large hospital buildings. The lighting columns have a sleek and unobtrusive design and are of a size and scale normally associated hospital car parks and they are viewed entirely within the context of the immediate locality.

10. Although the payment kiosks are approximately 1.7m in height, they are set well back within the site and are located in close proximity to existing hospital buildings. It is not considered they have a significantly greater or more adverse impact on the character of the immediate locality than the existing buildings within the site.

11. Whilst a large number of equipment items have been installed, they are not highly visible from beyond the application site and direct views towards the equipment are partly obscured by the existing hospital buildings and associated structures.

Impact on amenity

12. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development including free standing structures provided that the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.

13. Residential properties bound with the site to the south and west, however, given that the equipment is of a modest and low-profile design, it is not considered that there is any unacceptable adverse impact on neighbouring amenity. The site contains several large and visually prominent hospital buildings and the equipment does not have any greater or more adverse impacts on neighbouring amenity than these.

14. There are neighbouring residential properties to the north at Euxton Lane, however, as this is a busy public highway it severs the site from these properties and acts as a visual barrier which mitigates any potential impact upon the levels of amenity currently enjoyed by the occupiers of the neighbouring properties.

Highway safety

15. Policy BNE1 of The Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free-standing structures, provided that, the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.

16. LCC Highways have confirmed that they do not have any objections to the development and it is considered that the development does not have an adverse impact on highway safety.

CONCLUSION

17. The development does not have an unacceptable adverse impact on the character and appearance of the existing site or the surrounding area, nor does it cause any significant harm to the amenity of neighbouring residents or highway safety. It is, therefore, considered that the development accords with policy BNE1 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

There is a lengthy planning history associated with the hospital, however, it is not considered to be relevant to this application for advertisement consent.

Suggested conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	C-24049-001 Rev: A	22 February 2019
Location Plan	C-24049-012 Rev: A	22 February 2019
Site Plan	C-24049-025 Rev: A	22 February 2019
Site Plan	C-24049-024 Rev: A	22 February 2019

Site Plan	C-24049-023 Rev: A	22 February 2019
Site Plan	C-24049-022 Rev: A	22 February 2019
Site Plan	C-24049-021 Rev: A	22 February 2019
Site Plan	C-24049-002 Rev: A	22 February 2019
Root Fixed Hoop Barrier Details	D-0000-004 Rev: A	22 February 2019
Passively Safe Urban Traffic Pole	D-0000-002 Rev: A	22 February 2019
Glyde Omnia + Payment Kiosk	F-000-004 Rev: A	22 February 2019
External Cabinet Details	C-0000-004 Rev: A	22 February 2019
Preston/Chorley Hospital Barrier	D-0000-010 Rev: A	22 February 2019
Phantom Camera Details	C-0000-006 Rev: A	22 February 2019
Column Protector	D-0000-006 Rev: A	22 February 2019
Design and Access Statement	N/A	22 February 2019

Reason: For the avoidance of doubt and in the interests of proper planning.