DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0051/19/FUL
Proposal: Retention of car park management system, which includes; ANPR camera, camera columns, external cabinets, cabling, associated signage and signage poles.
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: 14/03/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

Description of the site and of the proposals

This application site is located within the car parks of South Tyneside District Hospital. The site is largely self-contained, bounded by roads to the north, east and south, with a residential estate bounding the site to the west.

This application seeks planning permission for the retention of the 'Parking Eye' car parking management system located in the car park. The associated signage is subject to a separate application for advertisement consent (ST/0055/19/ADV). The system comprises of ANPR cameras, five metre high camera columns, camera cabinets and payment kiosk cabinets, and cabling to link the cameras to a power supply.

It is noted permission was granted in 2016 (ST/0581/16/FUL) for 'Retrospective planning consent sought for the existing ANPR (Automatic Number Plate Recognition) cameras on a 5metre high lighting column and cabinets with associated works'. The applicant has stated the original cameras will remain in situ with additional cameras proposed, and the applicant has also confirmed there has been a complete overhaul of signage and installation of new payment kiosk cabinets. The original cameras and associated cabinets have therefore been shown on the submitted plans to demonstrate how the system will operate across the site.

Publicity / Consultations (Expiry date 04/05/2019)

1) Neighbour responses

One letter of objection received raising the following points:

-Additional parking will not solve any issues other than generate money for Parking Eye.
-Visitors and staff park cars on Harton Lane and surrounding streets and have done since the introduction of parking charges.
-If the hospital wishes to construct additional parking, then why not explore the land nearest to John Reid Road where taking traffic in from a dual carriageway is more sensible than increasing the volume of traffic on Harton Lane. We have witnessed several near misses with vehicles due to the location of the bus stops and traffic overtaking when traffic from the hospital is trying to exit.
-There are noise issues with visitors continually parking for 24 hours outside our homes, opening and closing car doors etc.

-Why can't the hospital continue to use the additional parking facility on McAnany Avenue, as that area is already constructed and bay marked with over 100 spaces.

2) Other Consultee responses

Traffic and Road Safety: The signs are incorrectly drawn on car park three, as the plan omits the three metre footpath opposite Bonsall Court. Signs should not be located here as it is adopted highway.

Following the submission of amended plans, it was confirmed the above had been corrected on the plans. No other highway comments.

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Background;
- Design of the proposal and its impact on visual amenity;
- Impact on highway safety; and
- Impact on residential amenity.

Background

The purpose of the development is to provide Automatic Number Plate Recognition associated with car parking for South Tyneside District Hospital. The decision to charge for parking, together with the tariffs set for such parking, is at the discretion of the South Tyneside NHS Foundation Trust, and Parking Eye manages the car park on the Trust's behalf. Concerns have been raised regarding the parking charges displacing cars away from the site and onto nearby residential streets, and associated impacts of this, however it is considered that the decision to charge for parking, the level of the parking charges, and the means of monitoring or enforcing those parking charges, is not relevant of the determination of this planning application. Additionally, the application is not proposing any additional parking at the site and is instead relating to a management system for the existing car parks.

Design / visual amenity

The proposal comprises of ANPR cameras, camera columns and cabinets located in various locations around the car park, with the cabling not being visible. Given the existing high lampposts within the car park, and the grey colour of the columns and cabinets, it is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of materials. The site history for the application site also indicates the cameras, columns and associated cabinets have previously been approved as part of application ST/0581/16/FUL. Additionally, the single external payment kiosk cabinet is considerately sited adjacent to the main hospital building, with the other payment kiosk cabinets located within the hospital itself. The proposal is therefore considered acceptable in terms of its design and also local visual amenity, and would accord with LDF Policy DM1 (A).

Impact on highway safety

Concerns have been raised regarding access to and from the site from Harton Lane, however the proposal is not considered to give rise to any material harm to highway safety as the car park layout and access arrangements are unchanged, and having regard to the further response from Traffic and Road Safety. The development would therefore accord with LDF Policy DM1 (G).

Impact on residential amenity

Residential properties are located adjacent to the site however the nature of the proposal is to be expected in a car park setting and as such the proposal would not give rise to any material harm to residential amenity and would therefore accord with LDF Policy DM1 (B).

Other matters

The objector has noted there is an additional parking facility on McAnany Avenue which should be utilised, however this proposal relates to the car parking within the red line boundary of the application site and this is not of relevance to this application.

Recommendation

Grant Permission

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 Part of the application site is located within a high risk coal mining area however the works proposed are not located within this area. The remainder of the site lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

List of approved plans for standard note

Plan Reference

Drg No. S-0000-001 Rev A received 23/01/2019

Drg No. F-000-004 Rev A received 23/01/2019

Drg No. C-0000-003 Rev A received 23/01/2019

Drg No. C-0000-004 Rev A received 23/01/2019

Drg No. C-4624-00101 Rev B received 14/02/2019

Drg No. C-4624-00102 Rev B received 14/02/2019

Drg No. C-4624-00103 Rev A received 23/01/2019

Drg No. C-4624-00104 Rev A received 23/01/2019

Drg No. C-4624-00201 Rev A received 23/01/2019

Drg No. C-4624-00202 Rev B received 14/02/2019

Drg No. C-4624-00203 Rev B received 14/02/2019

Drg No. C-4624-00204 Rev B received 14/02/2019

Drg No. C-4624-00205 Rev B received 14/02/2019

Drg No. C-4624-00206 Rev B received 14/02/2019

Case officer: Nick Graham
Signed:
Date: 09/05/2019

Authorised Signatory:
Date:

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