
Site Address: Dukes Walk Service Road, Waterloo, PO7 7HS
Proposal:

Proposed installation of 2no pole mounted Automatic Number Plate Recognition (ANPR) cameras and associated equipment

Application Type:	Full Planning Permission		
Application No:	APP/22/00604	Expiry Date:	19/08/2022
Applicant:	Threadneedle Pensions Limited		
Agent:	Mr Moore Savills (UK) Limited	Case Officer:	Lewis Ford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is Dukes Walk Car Park which is a hard surfaced, privately-owned, car park comprising 256 vehicular parking spaces accessed via Curzon Road and Stakes Hill Road in Waterloo. The car park serves Dukes Walk which was built in the year 2000 and comprises a modern, purpose-built, shopping precinct with terraced retail units. Finally, Dukes Walk is designated as a primary shopping area in the defined Waterloo Town Centre (WTC).

2 Planning History

98/53856/3 – PERM in Jan 1999 for the demolition of No.29 Stakes Hill Road, Nos 3-7 (Odd) Spur Road and the Tavern Public House; and the construction of 15no. food and non-food retail outlets (9,684sqm), 1st floor leisure / fitness use (836sqm), 256 car parking spaces, vehicular access from Curzon Road and Stakes Hill Road, closure of Spur Road and Curzon Road, construction of the South East Quadrant Link Road (Rockville Drive to Stakes Hill Road), alterations to London Road / Rockville Drive junction (traffic lights), alteration to Hulbert Road to provide traffic light controlled right hand turn onto Curzon Road (including alterations to Hulbert Road / London Road roundabout), new sports pitch, car parking and minibus garage for Waterloo School, replacement public toilets to Stakes Hill Road frontage, service area and landscaping.

00/53856/009 – PERM in July 2000 for non-illuminated hoarding at western corner of site.

02/53856/033 – PERM in May 2003 for additional lighting to car park areas including 8no. new lighting columns with luminaires and 13no. existing columns to be increased in height by 0.5m.

05/70352/000 – PERM in July 2005 for the display of various illuminated and non-illuminated signs on all elevations of the premises and in the car park.

APP/22/00362 – Variation of S106 Agreement (dated 14 January 1999) in relation to Planning Permission ref. 98/53856/3) to vary Clause 5.8 to allow greater flexibility in respect of charging for car parking within the first 3-hour period. (*This is still under consideration*).

3 Proposal

Proposed installation of 2no pole mounted Automatic Number Plate Recognition (ANPR) cameras and associated equipment.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
CS4 (Town, District and Local Centres)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment.

Councillor Mike Seal

No comment.

Councillor Peter Wade

No comment.

Developer Services, Southern Water

Southern Water have no objection to the above proposal.

Environment Agency

No comments received.

Hampshire Highways

Due to the scale of the proposal, and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice, please use the following link:

<https://www.hants.gov.uk/transport/developers/consultation>

Portsmouth Water Company

No comment received.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 68

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 **Planning Considerations**

- 7.1 The Applicants are currently seeking a variation to the Section 106 (S106) Agreement (dated 14 January 1999) - in relation to Planning Permission ref. **98/53856/3** - under a separate application (ref. **APP/22/00362**). More specifically, the above relates to the variation of Clause 5.8 to allow greater flexibility in respect to the charging for car parking within the first 3-hour period at Dukes Walk Car Park.
- 7.2 The application which is the subject of this report – ref. **APP/22/00604** – relates to the installation of 2no. pole mounted Automatic Number Plate Recognition (ANPR) cameras (and associated equipment) which would be used to facilitate the proposed changes to the car parking charging regime at Dukes Walk. It has been agreed that this application (ref. APP/22/00604) – which relates to operational development – can be determined prior to the determination of the application to vary the S106 Agreement (ref. APP/22/00362). The reason being is that the proposed development can still be used to facilitate the current car parking charging regime whilst the variation of the S106 Agreement is still under consideration.
- 7.3 In light of the above, and in having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:
- (i) Principle of Development
 - (ii) Impact on the Character and Appearance of the Area
 - (iii) Impact on Neighbouring Properties
- (i) Principle of Development
- 7.4 The application site is located within both the defined urban area (as set out in Policies CS17 and AL2), and the defined Waterlooville Town Centre (as set out in Policies CS4 and AL3). As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character and Appearance of the Area

- 7.5 The proposed development would comprise the installation of 2no. pole mounted cameras to form part of an Automatic Number Plate Recognition (ANPR) system used to facilitate the existing and (to be agreed) future car parking charging regime at Dukes Walk Car Park. The 2no. pole mounted cameras would include the following:
- **Camera 1** will be mounted on a new 5m high column on the eastern edge of the existing car park to capture access off Stakes Hill Road; and
 - **Camera 2** will be mounted on an existing lamppost adjacent to the Curzon Road roundabout access to the existing car park to capture access off Curzon Road.
- 7.6 The cameras would be powered via the existing supply which serves Dukes Walk, and the proposed connectivity between the cameras and the data point will be achieved via a Wi-Fi network. In addition, the existing "Pay & Display Machine" will be removed to facilitate the installation of an RME cabinet. It has been stated that the existing car park signage would be replaced with new signage that identifies the operation of the ANPR system. The replacement signage does not form part of this planning application (ref. APP/22/00604) and so the Applicant / Agent has been advised to investigate whether or not advertisement consent will be required for the replacement signage.
- 7.7 The proposed ANPR cameras will be coloured black and comprise dimensions of 178mm x 90mm x 133mm. "Camera 1" will be mounted on a new column with a height of approximately 5m above ground level, whilst "Camera 2" will be mounted on an existing lamppost. The height of the proposed new column – for "Camera 1" – is similar to the typical height of a UK streetlight in a residential area. In addition, the new column would be screened by existing trees and would broadly match the height and colour (black) of the existing lighting columns at Dukes Walk granted under Planning Permission ref. 02/53856/033 in May 2003.
- 7.8 Moreover, the appearance, design, and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, it would not be contrary to the requirements of Policies CS16, CS20 and DM14 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.9 The Dukes Walk Car Park is adjacent to Waterloo School and residential properties along Warfield Avenue and Spur Road to the east and north respectively. The proposed new column would be of a similar height to the existing lighting columns at Dukes Walk Car Park and would be partially screened by trees. As for the proposed ANPR cameras, the submitted "ANPR Installation Survey and Work Schedule" (published 24 June 2022) sets out the "camera capture points / zones" which is limited to the existing access roads only. The "camera capture points / zones" would not look into any adjacent residential properties nor Waterloo School.

- 7.10 Consequently, it is considered that the proposed development would not be overbearing, nor would it lead to overlooking, loss of privacy, overshadowing nor loss of light at adjacent properties outside the car park area. As such, the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in respect of the proposed development.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00604 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Cover Letter (dated 17 June 2022)

Drg No: BMBC-001 – Proposed ANPR Car Park Plan

Drg No: BMBC-002 – Dukes Walk ANPR Parking Control System

ANPR Installation Survey and Work Schedule (Published 24 June 2022)

ANPR Camera Technology Specification (Published 24 June 2022)

Camera & Column Colour (see email dated 25 August 2022)

Reason: - To ensure provision of a satisfactory development.

- 3 The cameras shall be as indicated on the submitted forms and hereby approved plans, whilst the new column shall be colour treated in black to match the existing black lighting columns at Dukes Walk Car Park so far as practicable, and shall thereafter be retained in that condition.

Reason: In the interests of the amenities of the area and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.