

APPLICATION NO.	P18/S2165/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.7.2018
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Stefan Gawrysiak, Lorraine Hillier & Joan Bland
APPLICANT	Smart Parking Ltd
SITE	Townlands Hospital, York Road, Henley-on-Thames, RG9 2EB
PROPOSAL	Retrospective planning permission in relation to three Automatic Number Plate Recognition cameras in place in order to enforce parking contraventions at the site, and 20 poles. Two of the cameras are affixed to poles, and 18 signs at the site are affixed to poles.
OFFICER	Marc Pullen

1.0 **INTRODUCTION**

- 1.1 This application is referred to planning committee as the officers' recommendation conflicts with the view of Henley-on-Thames Town Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is the formal parking area which belongs to Townlands Hospital. The site is accessed off York Road and lies within the Henley Main Conservation Area.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the siting of three Automatic Number Plate Recognition Cameras and new poles which these cameras and signage associated with application ref. [P18/S2163/A](#) are fixed on.
- 2.2 The poles and cameras have already been erected and this application seeks retrospective permission. A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council - Object**

- Recommend refusal. This would be a proliferation of signs and cameras, leading to over-saturation. The signs and cameras are out of keeping with the character of the area and are obtrusive and unneighbourly.

Conservation Officer (South) - No strong views

- I do not consider that the proposed signage or cameras are harmful to the significance of the conservation area. No objection

Highways Liaison Officer (Oxfordshire County Council) - No strong views

- The proposal is unlikely to result in any significant intensification of transport activity at the site. No change is proposed to the existing access arrangements. The proposal is unlikely to have a significant adverse impact on the highway network.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S2276/LB](#) - Approved (31/08/2018)

Proposed alterations to listed and curtilage listed buildings to facilitate conversion for use as assisted living units. Application for amendments to the currently approved works to change the approved drawings listed under condition no. 2 of the previous application (ref. P18/S0952/LB).

[P18/S0952/LB](#) - Approved (04/06/2018)

Proposed alterations to listed and curtilage listed buildings to facilitate conversion for use as assisted living units. Application for amendments to the currently approved works to change the approved drawings listed under condition no. 2 of the previous consent (ref. P16/S3824/LB)

[P17/S1414/FUL](#) - Approved (04/09/2017)

Variation of condition 2 (Plans) of Planning Permission P12/S1424/FUL

[P15/S2958/LB](#) - Approved (15/03/2016)

Proposed amendments to the approved scheme (planning consent references P12/S1424/FUL, P12/S1425/CA & P12/S1426/LB), in relation to the assisted living units and associated car parking, landscaping, open space, infrastructure and access works as amplified by information submitted 26 November 2015.

[P15/S2956/FUL](#) - Approved (15/03/2016)

Proposed amendments to the approved scheme (planning consent references P12/S1424/FUL, P12/S1425/CA & P12/S1426/LB), in relation to the assisted living units and associated car parking, landscaping, open space, infrastructure and access works as amplified by information submitted 26 November 2015.

[P12/S1424/FUL](#) - Approved (19/03/2013)

Proposed Health and social well-being campus comprising conversion and demolition of existing hospital buildings, structures and walls, and redevelopment of the site to provide replacement 18 bed community hospital, 12 bed palliative care facility, 64 no. bed care home, 45 assisted living units and key worker apartments, associated car parking, landscaping, open space, infrastructure and access works including provision of new vehicular access from Mount View.

(As amplified by lighting review received 28/09/12, traffic safety audit received 02/10/12, Flood Risk Assessment received 02/10/12 and Method Statement For Bats received 17/10/12).

(As amended by drawings 837-1212-D04-I and 837-1212-D04-I received 08/10/12, and drawings AED-LS20-11D, AED-LS20-12D, AED-LS20-002G and AED-LS20-001O received 15/10/12 and drawings 837-1100-D03-P, 837-1202-D04-I, 837-1203-D05-I, 837-1205-D04-I, 837-1210-D03-I, 837-1211-D03-I, 837-1212-D04-I, 837-1213-D04-I, 837-1220-D05-I, 837-1221-D04-I, 837-1222-D04-I, 837-1223-D04-I, 837-1230-D04-I, 837-1231-D04-I, 837-1351-D03-1, 837-1352-D03-I and 837-1400-D01-I received 18/10/12).

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework & National Planning Practice Guidance**

5.2 **South Oxfordshire Core Strategy 2012 policies;**

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSQ3 - Design

CSS1 - The Overall Strategy

5.3 **South Oxfordshire Local Plan 2011 policies;**

CON7 – Conservation areas

D1 - Principles of good design

G2 - Protect district from adverse development

5.4 **South Oxfordshire Design Guide, 2016**

5.5 **Joint Henley and Harpsden Neighbourhood Plan 2016**

6.0 **PLANNING CONSIDERATIONS**

- 6.1
- Impact on character and appearance of the site and surrounding area

6.2 The poles are scattered across the site with only three cameras in place. The cameras are modest in size and do not dominate the appearance and character of the site. Whilst the poles are large in number, they are dispersed across the site and their presence is not overwhelming. The cameras are not dissimilar to closed circuit cameras which, in this location, would benefit from permitted development rights if attached to the building. This is an important consideration in assessing the level of impact on the area and demonstrates a clear acceptance of similar forms of development. The cameras and poles are not considered incongruous having regard to their function and the context of their surroundings. Officers therefore do not find any conflict with policies CSEN3 or CSQ3 of the South Oxfordshire Core Strategy (SOCS).

6.3 Officers are satisfied that the poles and cameras would not diminish the historic qualities of the conservation area as they would be discretely located within an enclosed site and would be apparatus that might be expected to be seen on a hospital site.

6.4 Whilst there have been concerns raised locally regarding the parking cameras and parking fines, it is important to establish that this falls outside of the remit of planning and development control and cannot be regarded as a material planning consideration.

7.0 **CONCLUSION**

7.1 Planning permission should be granted. As the proposed development would not result in any adverse harm to the site and its surroundings and would not result in any detrimental impact upon the conservation area.

8.0 **RECOMMENDATION**

8.1 To grant planning permission subject to the following condition:

1. **Development to be implemented in accordance with approved plans.**

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