

DELEGATED DECISION REPORT

Application Reference Number	17NP0041
Description / Site Address	Installation of an automatic number plate recognition system and two parking meters at Housesteads Car Park, Military Road, Haydon Bridge, Hexham, Northumberland, NE47 6NN
Expiry date of publicity / consultations	12 May 2017
Last date for decision	31 May 2017

Details of Proposal & Site

This application seeks planning permission for the installation of an automatic number plate recognition system, consisting of 2 no. cameras sited on 4 metre high poles, and the installation of 2 no. parking meters, 2.2 metres in height and 0.9 metres wide, to replace existing parking meters.

The number plate recognition cameras are to be located in 1) the central part of the car park, right next to the boundary wall and 2) along the north-eastern boundary wall, allowing the cameras to be pointed towards each of the car park entrances.



Proposed camera locations

One of the proposed parking meters is to be located in the north/central part of the existing car park (next to the proposed camera), with the other in the north west corner of the car park, close to the visitor building.



Proposed parking machine locations

The application plans also show details of broadband router connections/power supply, which do not form part of this application.

Relevant Planning Policy

National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

Local Policies

- *Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)*

Policy 1	Delivering Sustainable Development
Policy 3	General Development Principles
Policy 12	Transport and Accessibility
Policy 14	A Sustainable Local Economy
Policy 15	Sustainable Tourism & Recreation Development
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquility
Policy 20	Landscape Quality and Character

Supplementary Planning Guidance

- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

Relevant Planning History

16NP0021 - Non material amendment to planning permission 12NP0108 (approved 9/3/16)

15NP0049 – Approval of details required by condition no. 9 (restriction of parking of high-sided vehicles) of planning permission 12NP0108 (Details approved 13/8/15)

13NP0077 – Approval of details required by condition no. 4, 5, 6, 7 and 9 (restriction of parking of high-sided vehicles) of planning permission 12NP0108 (Details for conditions 4, 5, 6 and 7 approved, details for condition 9 refused, 15/1/14)

12NP0108 – Construction of additional car parking area to create a further 40 No. parking bays (Approved with conditions, 28/5/13)

Consultation/Representations

Historic England: An initial response (19th April) was provided by Historic England officers, advising that there were concerns with the proposal on heritage grounds, due to the archaeological sensitivity and the level of supporting information provided to accompany the proposals. The response suggested that the applicant provide an additional supporting document.

An additional consultation response was provided on 5th May 2017, following the submission of the additional supporting document and updated plans. The response:

- Welcomed the submission of an additional method statement/heritage impact assessment;
- Confirmed Historic England do not believe it would be justified to require the applicant to commission a pre-determination archaeological evaluation of the site;
- Stated that the development would be sufficiently unlikely to impact upon nationally important archaeological remains;

- Noted that no objection was raised and that the residual risk to the archaeology could be dealt with through a planning condition requiring an archaeological watching brief.

NNPA Historic Environment Officer: An initial response (27th April) was provided, which asked for additional information to be submitted to demonstrate awareness of the sensitivity of the application. Additional information was submitted by the applicant following the receipt of this response.

An additional consultation response was provided on 9th May 2017, following the submission of the additional supporting document and updated plans. The response confirmed that the Historic Environment Officer was happy with the proposals, subject to an archaeological watching brief.

Bardon Mill Parish Council: Comments invited by 2nd May. No comments have been received.

Public: A notice was placed at the site, inviting comments by 12th May. No comments have been received.

Assessment

The key material planning considerations are:

- The principle of the development;
- Cultural heritage;
- Visual & landscape effects;

Other material planning considerations will be considered and referred to where relevant.

The principle of the development

The proposed development consists of supporting infrastructure that is ancillary to the operation of the Housesteads Car Park, which is an established car parking facility operated by the National Park. The site currently provides car parking



opportunities linked to the visitor facility at Housesteads and other places of interest on this part of Hadrian's Wall.

It is considered that the proposal is acceptable in principle, and in accordance with Core Strategy policies 1, 14 and 15, and the NPPF.

Cultural heritage

The application has been accompanied by a supporting statement that acknowledges the archaeological sensitivity of the site and has included a detailed consideration of heritage issues in supporting statement, in line with NPPF paragraph 128.

The statement clarifies that the necessary work to install the cameras and parking machines will be within the car park area itself, and outside the Scheduled Area, of the Housesteads Fort Scheduled Ancient Monument, which runs adjacent to the car park. However, the supporting statement also acknowledges that care has to be taken due to the archaeological sensitivity that still exists, and provides an overview of the levels of excavation that are expected to be need, which range between 300mm and 600mm, seeking to minimise this where necessary. The supporting statement also confirms the intention to carry out the works under an archaeological watching brief.

The supporting statement has provided sufficient information to understand the likely impacts that the proposal would have. The development would be located within a car park area that has been previously disturbed, and is outside of the previously undisturbed ground that is designated as part of the Scheduled Ancient Monument.

Historic England has confirmed a view that the development would be sufficiently unlikely to impact upon nationally important archaeological remains to any degree that would mean that pre-determination archaeological requirements would be required. However, it has been established that the area is still one of a relatively high level of archaeological sensitivity, and it is considered that the requirement for the applicant to commission an archaeological watching brief, is a reasonable, proportionate and necessary one, to ensure that there is no unacceptable harm to archaeology.



It is acknowledged that the development is unlikely to cause harm to the sensitive historic landscape in which the site is located, and that the setting of the Hadrian's Wall Frontier and World Heritage Site would not be damaged. It is therefore considered that paragraphs 132-134 of the NPPF are not applicable to this case.

The development accords with Core Strategy Policy 18 and the NPPF in respect of potential effects on cultural heritage.

Visual and landscape effects

The site is located within the Haltwhistle, Melkridge and Ridley Commons Landscape Character Area. This wider area is characterised by a repeating pattern of elevated ridges and shallow troughs, with strong east-west alignment, dramatic outcrops of igneous rock and dip-slopes, open moorland an enclosure pattern defined by stone walls and post and wire fencing, and is also rich in archaeological sites of various periods.

The camera poles would be seen in the context of an existing large car parking area, and against backdrop of trees, which are higher than the proposed structures. This would mean that, although the poles are tall structures, they are associated with existing development and extensive, tall tree cover. The structures would not be isolated, nor would they appear prominent in the landscape. It is considered that the proposals would not materially affect the landscape character of this part of the National Park.

The proposed structures are not considered to detract from the open, expansive, character of this landscape, or the setting of the World Heritage Site. It is considered that the proposal will not have an unacceptable impact upon visual amenity, sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy policies 3 and 20, the guidelines for development set out within the Landscape SPD, and policies in the NPPF.

Other

It is not considered that the proposals would have any material effect on the National Park's other special qualities (its biodiversity or tranquillity). No lighting is proposed in association with the car parking meters, however, a condition to manage the detail of any external lighting associated with the parking machines is necessary, in order

to ensure that inappropriate lighting associated with the development did not harm the tranquillity of this part of the National park in the future.

The proposals would not affect the existing car park or access layout arrangements, and therefore would not have any effect in terms of highway safety.

Summary

Subject to the conditions below, the proposal is considered to be sustainable development, and the application is in accordance with development plan policies, while having regard to all other material planning considerations.

Recommendation

It is recommended that planning permission is granted, subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by 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 maintained in accordance with the following approved plans, documents and correspondence:
 - Plan/sections entitled *Location of Automatic Number Plate Recognition (ANPR) system infrastructure*, Drwg No. 150044-14, received on 4/5/17
 - Location Plan 1:1250 entitled
 - *Proposed Replacement Car Park Kiosk* detail, received on 4/5/17
 - *Excavation Method Statement*, received on 3/5/17
 - Application forms received on 28/3/17

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 3, 12, 14, 15, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeologist. No work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: In order to ensure that provision is made for the recording of any archaeological features or finds during the development, in accordance with Chapter 12 of the NPPF.

4. Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:
 - The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution,

in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

Informative Notes:

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

Background Papers

Planning Application File 17NP0041
EIA Screening Opinion 17NP0041

**Development Management
Delegated Decision Report**

	Signature	Date
Planning Officer		
Head of Development Management		