

## SUPPORTING STATEMENT

Wendron Street Car Park, 38-40 Wendron Street,  
Henston TR13 8PS

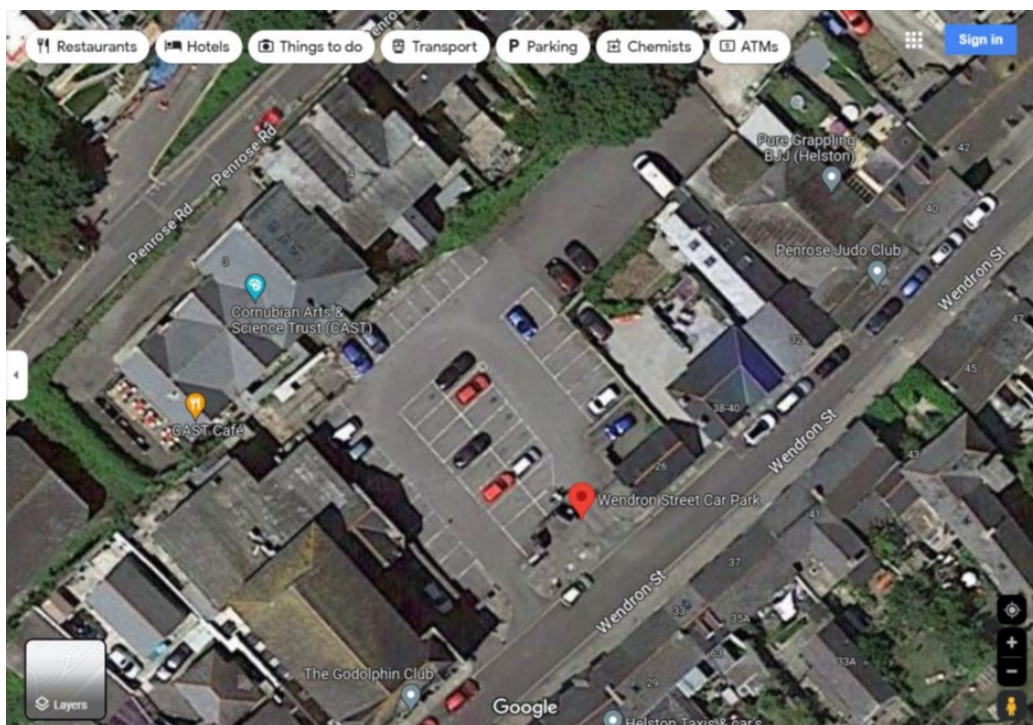


### Introduction

1. This Statement is prepared on behalf of Initial Parking Limited (the Applicant) in support of an application to Cornwall Council seeking:
  - a. Planning permission for
    - i. the installation poles, ANPR cameras, P&D machines, and metal curve barriers, in association with the operational management of the existing long-stay car park.
  - b. Advertisement consent for
    - i. The display of 8 associated signs, 4 of which to be illuminated.

at 38-40 Wendron Street, Henston TR13 8PS (the Site).

2. The Site is an existing, tariffed, long-stay car park identified in the title registers CL118837 and CL259102, as well as being listed on Google Maps as 'Wendron Street Car Park'. It is accessed off Wendron Street.
3. The site survey suggests approximately 60 spaces.



4. There are signs at the entrance advising that the Site is currently a public car park subject to tariff charges.

### **Site History**

5. Whilst there are no recorded planning permissions for the Site, this car park has functioned as a public car park for a significant period of time. The car park is listed on Cornwall Council's list of public car parks.
6. Accordingly, the lawful permitted use is considered to be car park and this proposed development continues with that use, enhancing the operational change to remote management and introduction of ANPR technology.
7. P&D machines and tariff-style parking has also long been established on the Site and there is no proposed change in the manner of P&D tariff parking.
8. This application proposes only the enhancement of the operational development by providing new P&D machines with associated metal curve barriers and installing poles and ANPR cameras for number plate recognition.
9. The Applicant has a proven track record of providing high quality and sensitive installations throughout the UK, adhering to legislative and policy requirements befitting to the local authority area and BFA standards.
10. The Owner asked the Applicant to take over management of this car park and this Application is made to give effect to that agreement with the full backing and consent of the Owner.

### **Proposed Development**

#### Development

11. This Application seeks permission for the erection of 2x poles.
12. 2x poles will be positioned to the rear of the car park and will hold 3x advertisements each and two ANPR cameras (one per pole) orientated towards the entrance. The ANPR will capture the registration numbers of vehicles accessing and egressing the Site. The energy to support the ANPR's will come from an external wall-mounted power supply.
13. The advertisements displayed will be:
  - a. 2x BPA
  - b. 2x Tariff
  - c. 2x T&C
  - d. 2x Payment instructions

14. There will be 2x P&D machines installed within the Site. The Applicant uses narrow P&D machines which utilise solar energy. This avoids the need for significant earthworks or foundations. Minimal operational development is necessary to install.

#### ANPR

15. The Applicant has chosen the smallest functional ANPR camera to best suit the sensitive surroundings whilst also fulfilling its function.
16. The Applicant's model of car park operation relies on remote access/management and ANPR is essential.

#### **Planning Policy**

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations state otherwise.
18. The adopted Development Plan for the local area is the starting point for decision-making. At present the current adopted local policy for the area is Cornwall Local Plan: Strategic Policies adopted in 2016.

#### **Designations**

19. The proposed development, due to its minor nature, scale and size, would not cause harm to any designation or allocation.
20. The Site holds the following designations on Cornwall Council's Interactive Map; however, these apply to the surrounding area as a whole.

	<b>Type</b>
1	Critical Drainage Area
2	Susceptible to Ground Water Flooding
3	Neighbourhood Town Framework
4	CIL Zone
5	Character Area
6	Conservation Area
7	Event Record
8	Built Up Areas and Gardens

#### Critical Drainage Area & Sceptical to Ground Water Flooding

#### **21. Policy 26 Flood Risk Management and Coastal Change**

*Development proposals of 10 dwellings or more or over 0.5 ha should provide a long-term water management plan, which includes maintenance of surface water drainage systems, measures to improve the network of surface water drainage systems on and around the site (e.g. culverts etc.) and identifies opportunities and funding for future enhancement.*

22. The Site is not a proposal of 10 dwellings or more, and this measure does not apply.

*enables or replicates natural ground and surface water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems (SUDS), utilising green infrastructure where possible and as guided by local standards, including Cornwall drainage guidance; and*

23. As the Proposal does not include operational development of the Site in terms of building or adding to the hard surfaced area in any significant way it is considered not to trigger any need for mitigation against ground water flooding. The works will include erecting poles, ANPR cameras and P&D machines and as such the drainage will remain similar to existing.

24. Policy 26 does not refer to car parks or associated machines and therefore the Development does not trigger its application to the scheme as proposed.

#### CIL Zone

##### **25. Policy 8: Affordable Housing**

*A financial or other contribution will be sought from proposals to remove holiday occupancy restrictions on existing dwellings using the thresholds set out above where there is evidence of need and where development would otherwise have been provided on site for community infrastructure including affordable housing.*

26. The Policy requires a CIL payment when the Development includes housing, and this does not apply to the Proposal.

#### Character Area

*Landscape Character: To assist in the assessment of landscape character, the Council has undertaken an objective assessment which divides Cornwall into 40 landscape character areas, highlighting key features which make one area different to another. Reading these character area descriptions will also help understand which landscape components make an area distinctive. It is these key elements that need to be managed and enhanced whilst accommodating future development.*

27. The landscape does not add to the distinctiveness of the area. Nevertheless, the Proposal does not change the layout or look of the car park, but adds only typical components of a car park, which would not change the overall look.

### Conservation Area

#### **28. Policy 24: Historic Environment**

*Development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.*

*Development proposals will be expected to:*

- a. sustain designated heritage assets*
- b. take opportunities to better reveal their significance*
- c. maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal*

29. The Proposal maintains the Conservation Area in which the Site falls in, by creating a better experience for users, whilst utilising the best available equipment, to the smallest sizes to provide BPA-compliant, safe and consistent remote operation of the car park.

### Built Up Areas and Gardens

#### **30. Policy 9: Rural Exceptions Sites**

*Development proposals on sites outside of but adjacent to the existing built-up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.*

31. The Proposal does not include any housing, therefore this policy does not apply.

### **Heritage**

32. On a site adjacent to the Site there is a Grade II Listed Building known as Godolphin Club.<sup>1</sup>

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<sup>1</sup> List Entry Number 1297644

33. However, this proposal will have minimal impact on the Site. The legislation designed to protect listed buildings (Planning (Listed Building and Conservation Areas) Act 1990)<sup>2</sup> requires that works that affect a listed building or its setting must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
34. The listing entry available on Historic England records architectural details of its exterior in the main.<sup>3</sup> It is worth noting that this proposal does not include any affixing or attachment to the listed building, nor does it involve displaying any advertisement on the building. Advertisements have been sensitively located and whilst it is recognised that all development carries with it an impact, this proposal involves only minimal/negligible impact on the basis that there is minimal operational development and the signage and ANPR have been minimised in number and scale.
35. This proposal will not affect the 'setting' of a listed building, because of the distance from the listed building and for reasons of its minimal and non-operational nature.
36. Therefore no further assessment or detail is provided in relation to this application.

## Conclusion

37. In summary, this proposal is necessary as a consequence of change in management and model of operation, but the reality of the change in terms of planning and environmental difference is non-material. The introduction of sensitively considered infrastructure in the lowest numbers necessary for BPA-compliant operation and taking into account the remote-operation model, means that the potential for detrimental impact on the direct location will be minimal, but the positive impact on users will be significant.
38. The Council is respectfully asked to grant this Application and issue Planning Permission for pole and ANPR.

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<sup>2</sup> Section 66 which imposes a general duty on local authorities exercising their planning functions to have respect to listed buildings

<sup>3</sup> Entry states *INTERIOR not inspected but likely to be of interest.*