

Job Number 3270: Covering Letter

29 February 2024

Dear Cornwall Council

RE: Re-submission of PA23/06807 Car park management system featuring an ANPR camera, associated signage and Pay and Display machine, Maenporth Beach, Maenporth, Falmouth, Cornwall, TR11 5HN.

Application PA23/06807 was refused planning permission on Tuesday 9th January 2024 for the following reason:

The proposed signage and 4m camera and pole would represent incongruous and visually intrusive urban features which would fail to conserve or enhance the landscape character and scenic beauty of the Cornwall National Landscape (AONB). The application is therefore contrary to Paragraph 182 of the National Planning Policy Framework 2023, Policies 2, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policy PD-P11 of The Cornwall National Landscapes (Area of Outstanding Natural Beauty) Management Plan 2022-2027.

This was a highly controversial application, which received objections from Falmouth Town Council and the Cornwall National Landscape (AONB) Officer. There was also a significant number of third-party comments, the majority of which were objections. The Decision notice and officer report are background documents to this application. To avoid duplication this covering letter will set out the key changes to the proposal and provides a brief commentary in relation to the main planning policy issues.

Amendments to Application:

The key changes are:

Removal of the ANPR 4m camera pole and replacement with a single bollard. An Image of similar bollard systems can be seen below. However, the scheme will only have one bollard within the car park, and one wall mounted on the beach café building.

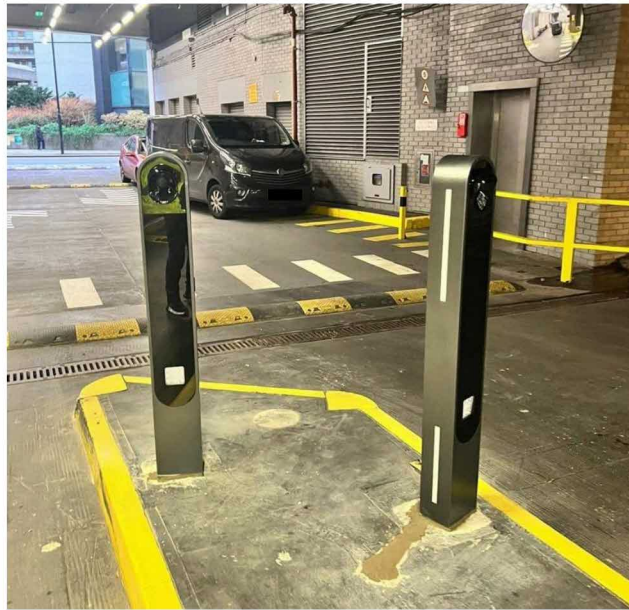


Fig 1 An example of the type of bollard which would be used. The application only requires one bollard – the image proposed is an urban context but provides the Local Planning Authority with an example of the type of system proposed.

- Reduction in number and size of signage – the signage is reduced to the minimum amount to be functional (3 in number) and positioned at either end of the car park and near to the exit. The tariff signage will replace the sign which already exists on the beach café building. Signage is likely to be 500 x 600mm (0.3m²) - this is likely to be deemed consent for signage, in any case.
- Signage to be coloured appropriately to reflect this sensitive area. An example of a sign is provided below.



Fig 2 The image of a sign is not the final design, but gives an idea of the colour which can be achieved for signage. Green is more subtle and recessive, and appropriate in a rural context.

Key Planning Issues:

We have discussed the recent refusal with our client CitiPark and have specifically looked at the signage and apparatus which is required for the site to function with an ANPR and payment system.

The need for the system is highlighted in a supporting letter from James Wright who runs the Maenporth Beach Café (submitted with the application). James confirms why the cameras are necessary, to address overnight parking and to tackle antisocial behaviour, and the benefits of introducing a new parking system, which will allow short stay parking, creating a turnover of cars throughout the day.

The main concerns with the scheme were the introduction of 'incongruous and visually intrusive urban features', which were considered to fail to conserve and enhance the AONB. The scheme has been reduced significantly in terms of its signage and equipment, so that the proposal will not dominate the local landscape. The revised application will now be functional and respect the AONB. The proposal is now considered to meet the aim and intentions of FOS1 and FOS2 of the Falmouth Neighbourhood Development Plan 2021 – 2030, Policies 2, 12 and 23 of the Cornwall Local Plan, paragraphs 180 and 182 of the NPPF 2023, and PD-P11 of the Cornwall AONB Management Plan 2022-2027.

Another example where ANPR equipment has been allowed is Loe beach car park (PA22/02942). This example has a pole, cabinet, signage, pay and display equipment, and is located in the AONB and also adjacent to a beach, in the same AONB Landscape Character Area. Whilst there may be some differences in terms of the immediate context, the proposal was approved for the associated parking paraphernalia, and recognises the need to introduce parking systems to popular areas. Introducing ANPR technology to beach car parks is not new to Cornwall, with examples County wide.

In conclusion, the significantly reduced proposals:

- maintain local distinctiveness;
- do not compromise the special qualities and characteristics of the AONB designation;
- Include no lighting or illumination, therefore, will not lead to increase in light spill;
- addresses landscape sensitivity and capacity as the revised proposals are of a scale, layout, and height with a clear understanding and response to its landscape and seascape setting.

We look forward to a positive outcome; the decision should be provided without delay.

Kind Regards
Yours sincerely

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For and on behalf of CAD Architects Ltd