

WELWYN HATFIELD COUNCIL
PLANNING CONTROL COMMITTEE – 03 AUGUST 2006
REPORT OF THE CHIEF PLANNING AND ENVIRONMENTAL HEALTH OFFICER

N6/2006/757/FP

INSTALLATION OF PAY AND DISPLAY PAYMENT MACHINES, LIGHTING CCTV
AND SIGNAGE

STANBOROUGH PARK, STANBOROUGH ROAD, WELWYN GARDEN CITY

APPLICANT: Arcoa Parking UK Ltd

HANDSIDE

1 Site Description

- 1.1 The two car parks are located to the North and South of Stanborough Road in the Handside ward of Welwyn garden City. The site contains two large car parks associated with the neighbouring park.

2 The Proposal

- 2.1 The application outlines the proposal to install pay and display parking facilities, lighting, CCTV cameras and associated signage.
- 2.2 The application proposes 18 lighting installations, which would feature streetlamps to be positioned at the top of 5 metre columns. In the North car park 2 would be positioned centrally on the site the other 7 would be positioned at the North and East edges of the car park. In the South car park 3 would be positioned at the entrance of the site, and a further 6 would be positioned along the East and South edge of the car park.
- 2.3 4 pay and display parking installations would be positioned on the North car park. 1 would be at the North of the site, 1 would be central on the site and the other 2 would be positioned on the Eastern edge of the car park. 4 would be installed in the South car park. 2 would be at the North of the site, 1 would be positioned centrally and 1 would be at the South of the site. The machines would be standard parking machines with solar panels on top.
- 2.4 5 CCTV cameras would be installed in the each of the car parks. These would be positioned on 10 of the adjacent lighting columns as discussed above. They would be ball shaped installations with internal roving cameras.
- 2.5 Signage would be installed advertising the car park. A welcome sign would be located at both entrances to the car park. These would be non-illuminated boards which would measure 0.9 metres wide and 1 metre high. They would be installed on grey poles, with a maximum height of 2.5 metres.

- 2.6 At each of the pay and display parking machines, 2 signs would be installed advertising the facility. The first sign would be a 0.35 metre square sign ensuring that car park users have paid the relevant fees. The second would be 0.6 metres wide and 1 metre high and would advertise the tariffs on the site. The signs would not be illuminated.

3 Planning History

- 3.1 Planning application N6/1999/0483/FP approved permission for the use of land for Sunday car boot sales.
- 3.2 Planning application N6/1996/0358/AD approved permission for 2 new non-illuminated signs.
- 3.3 7 other previous applications at Stanborough Park are of no relevance to this application.

4 Planning Policy

4.1 Hertfordshire Structure Plan Review 1991 – 2011

None

4.2 Welwyn Hatfield District Plan 2005

Policy GBSP2 Towns and Specified Settlements

Policy D1 Quality of Design

Policy D2 Character and Context

CLT3 Stanborough Park

5 Representations Received

- 5.1 None

6 Discussion

- 6.1 The application outlines the proposed installation of pay and display parking machines, lighting, CCTV cameras and associated signage. As these developments will be highly visible on the site it is considered that the development will have an impact on the appearance and character of the site and the surrounding area.
- 6.2 Despite being visible and affecting the appearance of the site, it is considered that the developments would be of such a small scale that their impact would be minimal, and would not be harmful to the visual interests of the site or the surrounding area. The installations are considered necessary for the operation of the car park and that need considerably outweighs any visual harm that would be caused by the erection of the relevant columns and the parking facilities.
- 6.3 The proposed development would not be detrimental to the overriding concept of Stanborough Park as outlined by policy CLT3. The development would not be detrimental to the natural physical environment of the site and would not detract

from the recreational use of the site to an extent that would justify the refusal of the application.

7 Conclusion

- 7.1 The proposed development would be of a relatively small scale and appropriate in terms of design, that the development would not result any significant harm to the appearance and character of the site to an extent that would justify the refusal of the application. The development would not be detrimental to the recreational use of the park or the physical natural environment and as such is considered to comply with Policy CLT3.

8 Recommendation

- 8.1 I recommend that the above planning applications be **APPROVED** subject to the following conditions.
- 8.2 SC01 – Standard Time Limit

9 Reason for Recommendation

- 9.1 By virtue of the small scale and appropriate design of the proposed development it is considered that the development would not be detrimental to the appearance or character of the park or the surrounding area. The development would not be detrimental to the natural physical environment or the recreational use of the park. The application therefore adheres to policies CLT3, D1 and D2 of the Welwyn Hatfield District Plan and the Supplementary Design Guidance, Statement of Council Policy 2005.

Chris Conway, Chief Planning and Environmental Health Officer

Date 20/07/2006

Background papers to be listed (if applicable)

