

ITEM NUMBER: 5b

22/03818/FUL	Installation of 2 ANPR cameras to be mounted on a single pole together with modifications to frontage fencing	
Site Address:	The Bridgewater Arms Car Park Nettleden Road North Little Gaddesden Berkhamsted Hertfordshire HP4 1PD	
Applicant/Agent:	Britannia	Mr William Price
Case Officer:	Laura Bushby	
Parish/Ward:	Little Gaddesden Parish Council	Ashridge
Referral to Committee:	Contrary views to the Parish Council	

1. RECOMMENDATION

That planning permission be GRANTED

2. SUMMARY

2.1 The application seeks to gain permission for the non advertising element of a joint ADV/FUL application.

2.2 The Full Planning Application is for the addition of 2 ANPR cameras mounted on a single *m high pole along with modifications to the frontage of the car park, which include improvements to the existing picket fence. The modifications to the frontage of the car park, and specifically the improvements to the existing fencing, is considered to be a visible public benefit that would overcome the less than substantial harm caused by the addition of the 2 ANPR cameras and associated signage within the car park.

2.3 This application is a resubmission following a previously withdrawn application. The previous application was withdrawn due to concerns raised regarding the less than substantial harm identified without public benefit in accordance with the NPPF paragraph 202.

3. SITE DESCRIPTION

3.1 The site is located within the Rural Area, in the Little Gaddesden Conservation Area. It comprises of a privately owned, car park serving the Bridgewater Arms. The car park to the Bridgewater Arms lies on the west side of Nettleden Road, opposite the grade II public house. The tarmac car park has short lengths of white picket fencing to the roadside and both an access and exit point.

4. PROPOSAL

4.1 Full Planning Consent is sought for the erection of 2 ANPR cameras to be attached to a single pole within the car park, further consent is requested for amendments to the car park frontage, including improvements to the picket fence.

4.2 The application seeks to erect 2 ANPR cameras to one pole within the car park. Details confirm the pole will be painted black, and the previously proposed anti-climb feature has now been removed.

4.3 The modifications to the front of the car park include the extension of the existing low level picket fence, and the removal of redundant existing yellow bollards from various locations within the car park.

5. PLANNING HISTORY

Planning Applications:

22/01036/FUL - Installation of 2 ANPR cameras to be mounted on a single pole.
WDN - 15th December 2022

22/01037/ADV - Display of 5 No. pole mounted information signage in relation to parking control measures
REF - 9th August 2022

22/03819/ADV - Joint application for full planning permission for 2no. ANPR cameras mounted on a single pole together with modifications to frontage fencing and express consent for 5no. information signs relating to parking control measures (amended scheme).

PCO -

4/02106/19/LBC - Installation of replacement illuminated and non illuminated signs to the exterior of the building
WDN - 26th February 2020

4/02054/19/ADV - Installation of replacement illuminated and non illuminated sign to the exterior of the building
WDN - 26th February 2020

4/01521/19/LBC - Refurbish the interior & exterior of the public house. Open up the dimensions to the existing wc to conform to regulations & construction of new external close boarded fencing to rear of public house,
GRA - 1st August 2019

4/01520/19/FUL - Refurbish the interior & exterior of the public house. Open up the dimensions to the existing wc to conform to regulations & construction of new external close boarded fencing to Rear.
GRA - 1st August 2019

4/01936/17/LBC - Replace leaking bathroom skylight and surrounding roof slates
GRA - 8th September 2017

4/02270/14/LBC - Rebuild existing lpg tank enclosure with new blast wall and chain link fence
GRA - 22nd October 2014

4/02269/14/FUL - Rebuild existing lpg tank enclosure with new blast wall and chain link fence
GRA - 22nd October 2014

4/02146/13/TPO - Works to horse chesnut and ash tree and felling of 2 spruce Trees.
GRA - 4th March 2014

4/01241/12/DRC - Details of materials as required by condition 2 of listed building consent
4/00721/12 (nternal alterations and refurbishment to include new floor and wall finishes, replacement sanitary wear, additional fixed seating, atm machine, new timber stud partiti
GRA - 15th August 2012

4/00635/12/LBC - Replacement of external Signage.
GRA - 6th June 2012

4/00634/12/ADV - New signage consisting of 2 x fascia signs, 1 x projecting sign, 1 x freestanding sign and name Letters.
GRA - 6th June 2012

4/00721/12/LBC - Internal alterations and refurbishment to include new floor and wall finishes, replacement sanitary wear, additional fixed seating, atm machine, new timber stud partition walls to kitchen and removal and re-use of some doors. Installation of picket fenci
GRA - 8th June 2012

4/00720/12/FUL - Internal alterations and refurbishment. Installation of picket fencing and two 5-bar gates, external waitress station and associated changes to surfacing and landscaping
GRA - 8th June 2012

4/01755/10/FHA - New link to garage
GRA - 10th December 2010

4/02107/06/TCA - Fell trees
RNO - 7th November 2006

4/00776/06/LBC - Replacement soundproofing
GRA - 30th May 2006

4/02258/04/FHA - Two storey side extension and replacement conservatory
GRA - 15th November 2004

4/01635/01/TCA - Fell six trees and prune one tree
RNO - 29th October 2001

4/01032/00/LBC - Alterations to cellar and creation of light well, and storage space to bedroom
GRA - 26th July 2000

4/01031/00/FHA - Alterations to cellar and creation of light well
GRA - 26th July 2000

4/00899/98/FHA - Two storey side extension and replacement conservatory
GRA - 14th July 1998

4/00193/92/LBC - Replacement windows (listed building consent)
GRA - 27th March 1992

4/01653/91/LBC - Internal alterations
GRA - 31st January 1992

4/01684/90/ROC - Deletion of cond.2 of p/p 4/0387/90 (soldier arches details to be constructed as gauged flat brick arches)
GRA - 30th January 1991

4/01577/90/ROC - Deletion of condition no 1 of p/p 4/0387/90 (relating to use of side hung timber barred windows)
GRA - 6th December 1990

4/01032/90/RES - Sub.of details materials pursuant to p/p 4/0387/90 (one dwelling)

GRA - 31st July 1990

4/00887/90/RES - Submission of reserved matters (materials) pursuant to p/p 4/2077/88 (one dwelling)

REF - 27th June 1990

4/00387/90/RES - Submission of reserved matters pursuant to p/p 4/2077/88 (one dwelling)

GRA - 21st June 1990

4/01358/89/RES - Sub.of reserved matters pursuant to p/p 4/2077/88 (one dwelling)

GRA - 7th November 1989

19/02978/ADV - Installation of replacement illuminated and non illuminated signs to the exterior of the building.

WDN - 21st January 2020

19/02982/LBC - Installation of replacement illuminated and non illuminated signs to exterior of building

WDN - 21st January 2020

22/03819/ADV - Joint application for full planning permission for 2no. ANPR cameras mounted on a single pole together with modifications to frontage fencing and express consent for 5no. information signs relating to parking control measures (amended scheme).

PCO -

4/0494/78 - Historic File Check DMS for Documents and Further Details

DET - 14th June 1978

4/0998/78 - Historic File Check DMS for Documents and Further Details

DET - 1st September 1978

4/02106/19/LBC - Installation of replacement illuminated and non illuminated signs to the exterior of the building

WDN - 26th February 2020

4/02054/19/ADV - Installation of replacement illuminated and non illuminated sign to the exterior of the building

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GRA - 21st June 1990

4/01358/89/RES - Sub.of reserved matters pursuant to p/p 4/2077/88 (one dwelling)
GRA - 7th November 1989

Appeals: None

6. CONSTRAINTS

Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL1
Little Gaddesden Conservation Area
Parish: Little Gaddesden CP
RAF Halton and Chenies Zone: Red (10.7m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
Rural Area: Policy: CS7
Parking Standards: New Zone 3
EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - The Towns and Large Villages
CS7 – Rural Area
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
S12 - Quality of Site Design
CS24 – Area of Outstanding Natural Beauty
CS27 – Quality of Historic Environment
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2020)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site falls within the designated Rural Area. Policy CS7 of the Core Strategy (2013) sets out what uses are acceptable in this area and includes (e) social, community and leisure uses. It goes on to state that '*small-scale development will be permitted for the above uses provided that: i. it has no significant impact on the character and appearance of the countryside; and ii. It supports the rural economy and maintenance of the wider countryside.*'

9.3 The application relates to works within the car park of a well-established public house, which is a community facility and as such small scale development associated with the use is acceptable. By virtue of the scale of the development it is considered limited, with the elements being considered comprising only the addition of 2 ANPR cameras onto a single pole, and the extension of an existing low level picket fence to the front of the site.

9.4 It is considered that the limited scale of the development is such that it is in accordance with Policy CS7 of the Core Strategy, subject to a detailed assessment of the impact on the character and appearance on the wider countryside.

Impact on Visual Amenity and Little Gaddesden Conservation Area

9.5 Saved Appendix 7 of the Dacorum Local Plan (2004), Policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2021) all seek to ensure that any new development/alteration respects or

improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

9.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities should have special regard to preserving the setting of listed buildings. This requirement should be given great weight in the planning process. The impact of the development proposals on local conservation areas must also be assessed as required by section 72(1) of the Act.

9.7 Paragraph 199 of the Framework states that great weight should be given to the conservation of heritage assets when considering the impact of a proposed development. Policy CS27 requires development to protect, conserve and where appropriate enhance the integrity, setting and distinctiveness of heritage assets.

9.8 This application has sought to address concerns previously raised by the Conservation Officer in relation to a previous scheme. This includes amendments to the design of the advertising signs (as assessed through the advertising consent application XXX), the removal of numerous redundant yellow poles within the car park, and the painting of the pole on which the ANPR cameras will be attached (to black).

9.9 The Conservation Officer concludes that whilst the set-back location of the pole well within the car park means it is not overly intrusive within the street scene, it does introduce a suburban feature into this picturesque village within the Chilterns AONB such that the pole with attached cameras does result in less than substantial harm to the character, appearance and historic significance of this part of the Conservation Area.

9.10 In accordance with Paragraph 202 of the NPPF where less than substantial harm is caused, this harm must be weighed against any public benefits. A mitigating factor in this application that was not present in the previous application is the addition of the improvements to the car park frontage, through the extension of the white picket fence, the removal of the yellow bollards and the painting of the remaining bollards to white. These improvements are considered sufficient to outweigh the harm identified, such that coupled with the introduction of the 2 ANPR cameras, the overall impact on the Conservation Area and AONB is neutral. As such the Conservation Officer found that the proposal will preserve the significance of the Little Gaddesden Conservation Area and is therefore in accordance with the NPPF and Policy CS11, CS12 and CS27 of the Core Strategy.

Impact on Area of Outstanding Natural Beauty

9.11 Policy CS24 of the Core Strategy seeks to ensure the special qualities of the Chilterns Area of Outstanding Natural Beauty will be conserved. The scarp slope will be protected from development that would have a negative impact upon its skyline. Development will have regard to the policies and actions set out in the Chilterns Conservation Board's Management Plan and support the principles set out within the Chilterns Buildings Design Guide and associated technical notes.

9.12 As set out, the proposed cameras are set on a single pole which is set well back within the car park and is now to be painted black to reduce its visual impact. The pole would not look that dissimilar to the existing black pole of the pub sign and when viewed from the main road through the village it would be viewed against the backdrop of the mature trees behind and it which would also lessen its impact. On balance the proposals are considered to preserve the special qualities of the area.

9.13 The Chiltern Conservation Board were consulted on this application and have no comment. Whilst they raised concerns regarding the previous submission, they note the proposal has been

considerably revised, they did not feel it necessary to provide further comments and advised they would support the LPA and Parish Council in the decision reached.

Impact on Residential Amenity

9.1 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way visual intrusion, loss of light and privacy.

9.15 Given the nature of the proposals, and the location of the works in relation to residential properties, it is not considered that the proposals would have an adverse impact on the residential amenities of the neighbouring properties by way of loss of light, privacy or causing visual intrusion. As such the application is in accordance with Saved Appendix 3 of the Local Plan and Policy CS12 of the Core Strategy

Impact on Highway Safety and Parking

9.1 Hertfordshire County Council, as Highway Authority, were consulted in relation to the accompanying advertising application. Whilst not specifically relevant to this application, it should be noted that they have assessed the amendments to the car park and they have not raised any concerns to these works.

9.17 It is noted that the recent addition of parking restrictions and the ANPR cameras has caused the displacement of vehicles onto the nearby road network and this has evidently had an impact on traffic flow through the village (as non-patrons could previously park within the public house car park but can no longer do so and thus have been forced to park elsewhere). However, it is important to note that the car park is private land, not maintained at public expense and is a private car park for the use of patrons of the public house. Its use by non-patrons prevents it use by patrons. Given it is privately owned, whilst local residents have for many years benefitted from being able to park unrestricted, the car park could be closed or restricted at any time outside the control of the Local Planning Authority.

9.18 The proposals themselves do not result in harm to the safety or operation of the adjacent highway network and thus comply with Policies CS8 and CS12 of the Core Strategy.

Little Gaddesden Parish Council

9.19 The Parish Council have objected to the application with three main reasons for doing so and have set out how they consider these concerns could be addressed. It is reasonable to address each of these in turn

Permitted Development

9.20 The Parish Council feel that the removal of the yellow bollards are a key element in making this application acceptable, however note that the applicant could reinstate the bollards under permitted development once the application has been approved.

9.21 In response, whilst the removal of the redundant yellow bollards, and the painting white of any remaining, will help to improve the overall look of the car park, it is not considered reasonable or necessary to remove permitted development, or to apply an Article 4 direction. The application if approved, will include a condition that will ensure the redundant poles and bollards removed, and

the remaining bollards painted the correct colour and the fence extended within a set time period, it will also prevent the re-erection of any bollards.

Car Park Site plan

9.22 Concerns have been raised regarding the use of a car parking space in front of the public footpath which starts at the Car Park. The applicant as owner of the car park is able to utilise the space as they wish. Access to the public footpath, must be retained and not obstructed. The proposed plan would not obstruct the footpath as users could navigate around a vehicle parked in this space.

Cameras

9.23 The Parish Council have raised concerns regarding the range of the cameras, and the extent to which they are able to pick up people on Nettleden Road. Whilst the siting of the cameras and the pole upon which they are attached would fall within the control of the Local Planning Authority, the focal range of the camera would not.

9.24 On balance, whilst the Parish Councils objections are noted, this issue would need to be addressed directly with the applicants.

Response to Neighbour Comments

9.25 No neighbour comments have been received specifically in relation to this application. However, an objection raised on the accompanying advertising application, also relates to this application. It raises concerns regarding the impact of the cameras and the parking signs on detracting non-patrons from parking in the pub car park and therefore displacing them onto the road.

9.26 Whilst concerns regarding the safety of the road network are taken seriously, as outlined in the highway safety section above, this is not a planning consideration as the pub car park has always been for the express use of patrons of the pub. The Car park is privately owned such that non-patrons do not have the right to park there.

10. CONCLUSION

10.1 To conclude the principal consideration in this application is the impact of the insertion of 2 ANPR cameras on a single pole, painted black in a car park within Little Gaddesden Conservation Area. The proposals result in less than substantial harm to the conservation area. The proposed alterations and improvements to the frontage of the car park through the removal of the bollards and extended picket fence however are welcomed and on balance, do overcome the less than substantial harm caused to the heritage assets (conservation area and setting of listed building).

11. RECOMMENDATION

11.1 That planning permission be GRANTED

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

Proposed Site Plan - 002
Proposed Elevations - 004
Proposed Signage - 005
Heritage Statement
Design and Access Statement
Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form, and approved plans.**

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

4. **Within three months of the date of this decision all bollards other than those shown for retention on drawing numbers 002 and 004 shall be permanently removed from the site. The bollards shown for retention on drawing number 004 and 002 will be painted white and thereafter maintained as such. No bollards other than those approved as part of this application shall be erected.**

Reason: To protect the special characteristics of the Little Gaddesden Conservation Area in accordance with Policy CS12 and CS27 of the Core Strategy.

5. **Within 3 months of the date of this decision the existing picket fence to the front of the car park shall be extended in accordance with drawing numbers 004 and 002 and thereafter maintained as such.**

Reason - to safeguard the character, appearance and historic significance of this part of the Little gaddesden Conservation Area in accordance with Policies CS11, CS12 and CS27 and the NPPF.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
The Chiltern Society	<p>Thank you for consulting the Chilterns Conservation Board (CCB) on this application. The CCB commented on the preceding application (22/01036/FUL) on 6th June.</p> <p>We can see that the proposal has been considerably revised. The CCB would not propose to comment further and would be very content for the Local Planning Authority and the Parish Council to review the amended</p>

details and consider accordingly.

Previous comments

For ease of reference we set out our comments on the previous application below.

CCB Comments.

Thank you for consulting the Chilterns Conservation Board (CCB). We would propose to submit brief comments on this application.

The location is sensitive, being both within the conservation area and the AONB and therefore various duties will apply, notably the preservation and / or enhancement of the conservation area (section 72 duty in the Planning Listed Buildings and Conservation Areas Act 1990) and the conservation and enhancement of the special qualities of the AONB (section 85 of the Countryside and Rights of way Act 2000).

We acknowledge that the application is small in scale, but the current proposal is very urban in character and the proposed signage positively detracts from the charm and character that emanates from the Bridgewater Arms and the wider AONB/Conservation area.

The 2019 AONB Management Plan contains two policies which we commend to the Local Planning Authority as DP7 Only support development that is of the highest standards of design that respects the natural beauty of the Chilterns, the traditional character of Chilterns vernacular buildings, and reinforces a sense of place and local distinctiveness. Require a Design and Access Statement to accompany every application, explaining how it complies with the Chilterns Buildings Design Guide.

DP13 Support opportunities for enhancing the AONB by removing derelict or detracting developments and infrastructure.

Supporting text - There are some places in the AONB where buildings and structures like pylons, rail gantries, telecoms masts, television masts, waste sites, minerals sites, and farm infrastructure have scarred the beauty of the Chilterns. The removal of unsightly structures can help restore beauty and rural character. Infrastructure providers should remove all redundant masts and equipment. We welcome continued investment in undergrounding overhead electricity lines in the AONB and recommend that that all new supplies should be undergrounded unless there are ecological or archaeological constraints to this.

The CCB as a Conservation Board established by the CROW Act 2000 enjoys two principal duties to, first, have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding

	<p>natural beauty, and the purpose of increasing the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty. A secondary duty exists to foster the economic and social well-being of local communities. Policy SP5 of the Management Plan (in the social and economic wellbeing chapter) sets out to, 'Retain and promote community facilities, including shops, pubs, public and community transport, and encourage them where there are gaps in provision'</p> <p>In the delivery of these various duties and policy objectives the CCB will promote local facilities, such as pubs and local shops. In this application the design approach promoted requires a 'light touch' without lots of visual clutter. The position taken by the Parish Council is eminently reasonable and sets out a way forward. We fully understand the occupiers need to run their business. This need can be appropriately balanced with fewer signs and a far less urban influenced design. The existing yellow mounted poles are best removed, and any parking warning signs most appropriately located at ground level, most appropriately in a simple design. If parking regulations require a detailed explanation of the legal framework that applies, then one detailed sign could be located at ground level and within the picket fencing, visible as the driver / patron walks towards the road and then the pub.</p> <p>We promote a holistic review as to what is needed and amendments will be required. Aware of the duty in the CROW Act to increase 'the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty' we readily acknowledge the importance of maintaining and promoting businesses such as The Bridgewater Arms. This must be balanced with the wider duties of protection as directed to the special qualities of the AONB. If residents and visitors can use this car park and contribute to the livelihood of the business, then this is to be encouraged. A discussion around how that can best be managed would be an appropriate matter for the Parish Council and the applicant to take forward. We have no evidence to offer on this but if visitors to the AONB use the car park and then the pub, then this should be facilitated and even promoted by the management of the car park.</p> <p>We hope that these comments will be of assistance. In conclusion we would promote design amendments to reduce and remove visual clutter, the overall simplification of the design treatment and some consideration of management to promote AONB visitors using the car park and the pub, combined.</p>
Conservation & Design	The car park to the Bridgewater Arms Car park lies on the west side of

(DBC)

Nettleden Road, opposite the grade II public house. The tarmac car park has short lengths of white picket fencing to the roadside and both an access and exit point.

Various signs, bollards and an ANPR camera were added within the car park in 2022 to control parking for the public house. Following concerns raised by Conservation and the Parish Council / local residents the proposals have been modified.

The 2 ANPR cameras are to be mounted on a black painted pole (with white painted base) in the centre of the car park. The anti-climb feature has been omitted. Due to its position within the car park the pole it is not overly intrusive within the street scene but nonetheless does introduce a rather suburban feature into this picturesque village within the Chilterns AONB.

As part of the proposals the white painted picket fence along the site frontage is to be extended, allowing for the removal of yellow painted bollards. Remaining bollards are to be painted white to match the fence. This tidies up the existing boundary treatment to the car park and will represent an enhancement to the Conservation Area.

As a whole, the ANPR camera, coupled with enhancements to the car park frontage will preserve the significance of the Little Gaddesden CA in accordance with the NPPF and policy CS27, no objection.

22/03819/ADV

Bridgewater Arms Car park, Nettleden Rd North, Little Gaddesden
Joint application for full planning permission for 2no. ANPR cameras mounted on a single pole together with modifications to frontage fencing and express consent for 5no. information signs relating to parking control measures (amended scheme).

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Various signs, bollards and an ANPR camera were added within the car park in 2022 to control parking for the public house. Following concerns raised by Conservation and the Parish Council / local residents the proposals have been modified.

The 2 ANPR cameras are to be mounted on a black painted pole (with white painted base) in the centre of the car park. The anti-climb feature has been omitted. Due to its position within the car park the pole it is not

	<p>overly intrusive within the street scene but nonetheless does introduce a rather suburban feature into this picturesque village within the Chilterns AONB.</p> <p>As part of the proposals the white painted picket fence along the site frontage is to be extended, allowing for the removal of yellow painted bollards. Remaining bollards are to be painted white to match the fence. This tidies up the existing boundary treatment to the car park and will represent an enhancement to the Conservation Area.</p> <p>The 2 information signs to the frontage of the site have been improved in terms of design and appearance and are set within a black painted steel frame.</p> <p>The 3 signs within the car park are fixed to black painted posts and are more sympathetic in appearance than those previously installed.</p> <p>The ANPR camera and signage does add a more suburban character to this part of Little Gaddesden village, however the extension of the existing painted picket fence (strengthening the boundary treatment to the car park) and removal of bollards will provide an enhancement to the Conservation Area.</p> <p>On balance the proposals will preserve the significance of the Little Gaddesden CA in accordance with the NPPF and policy CS27, no objection.</p>
<p>Hertfordshire Highways (HCC)</p>	<p>Recommendation</p> <p>Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>Highway Informatives</p> <p>HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:</p> <p>AN 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before</p>

construction works commence.

Further information is available via the County Council website at: [https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-inf](https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences.aspx)

ormation/business-licences.aspx or by telephoning 0300 1234047.

AN 2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any

person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a

highway or public right of way. If this development is likely to result in the public highway or public

right of way network becoming routinely blocked (fully or partly) the applicant must contact the

Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at:

[https://www.hertfordshire.gov.uk/services/highways-roads-and-pavem](https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-inf)

ents/business-and-developer-inf ormation/business-licences/business-licences.aspx or by telephoning 0300 1234047.

AN 3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act

1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up

carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149

of the same Act gives the Highway Authority powers to remove such material at the expense of the

party responsible. Therefore, best practical means shall be taken at all times to ensure that all

vehicles leaving the site during construction of the development and use thereafter are in a condition

such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is

available by telephoning 0300 1234047.

Comments

The proposal is for the installation of 2 ANPR cameras to be mounted on a single pole at The

Bridgewater Arms Car Park, Nettleden Road North, Little Gaddesden. Nettleden Road North is a

classified C local distributor route that is highway maintainable at public expense.

The new cameras are not near the road network and are fully within the site. The cameras and poles

will not block the visibility splays of the junction nor will they inhibit the movement within the car park.

Therefore HCC Highways would not like to restrict a grant of permission

	<p>for the application subject to the inclusion of the above informatives.</p>
<p>Parish/Town Council</p>	<p>Planning Applications 22/03818/FUL and 22/03819/ADV Bridgewater Arms Car Park Nettleden Road, Little Gaddesden ,Berkhamsted ,Herts HP4 1PD</p> <p>We are receipt of copies the Planning Applications together with accompanying documents and plans relating to the aforementioned and would respond as follows.</p> <p>We have been liaising with Savills acting on behalf of Brittanica Parking Ltd and have reached in the main agreement re the Planning Applications referenced above .However we cannot recommend approvalsfor the reasons referenced hereunder</p> <p>Permitted Development Rights.</p> <p>" In reaching agreement Savills have made concessions but in the main these relate to matters that were allowed under their Permitted Development Rights e.g. the removal of the posts currently painted yellow.</p> <p>" These concessions are fundamental to Little Gaddesden Parish Council decision making process in reaching an agreement with the Applicant</p> <p>" These concessions can be reversed at any time (even immediately after the planning Consents are granted) It is at the core of any agreement that these reversals cannot not take place</p> <p>To safe ensure Little GaddesdenParish Council's Position re the permitted development rights is protected we would require but not limited to :</p> <p>1) Conditioning on the Planning Consents</p> <p>or</p> <p>2) Article 4 Directions applied</p> <p>Car Park Site Plan</p> <p>An area currently hatched yellow on site is shown on the submitted</p>

	<p>plans as a car parking space. It was agreed with the applicant that this area should be kept clear as for not doing so would result in access on to the Public Foot Path at the rear of the carpark being obstructed.</p> <p>Cameras</p> <p>1) The Cameras as specified will have a focal range of 80m. Such range will be an intrusion into the privacy of residents in the immediate area together with highway activities generally</p> <p>2) Despite being assured that monitoring will be purely visual it has been noted that the Cameras have an audio facility.</p> <p>Recommendation</p> <p>The planning applications submitted to Little Gaddesden Parish Council are unacceptable for the reasons stated in the forgoing. The Parish are however prepared to withdraw their objections if:</p> <p>1) The Permitted Developments Rights are removed. We cannot over estimate the importance of this condition as without such a condition the applicants can carry a variety of works at their sole discretion without Dacorum Borough Council and/or the Parish Council having any control over such works.</p> <p>2) The camera range is permanently reduced so as to limit it to monitoring activities only within the Bridgewater Arms Car Park and the cameras restricted to visual activities only and the audio equipment removed.</p> <p>3) The car parking space located at rear of the car park currently hatched yellow to be shown as an open area on the application plan .</p>
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APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
18	0	0	0	0

Neighbour Responses

Address	Comments
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