
Site Address:	2 High Street, Emsworth, PO10 7AE		
Proposal:	Minor shopfront alterations.		
Application No:	APP/18/00767	Expiry Date:	29/10/2018
Applicant:	-		
	The Southern Co-operative Ltd		
Agent:	Mr Holmes	Case Officer:	Rachel Ballam
	Chapman Lily Planning Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The existing application property is a ground floor commercial unit situated within a two-storey red-brick building featuring cream coloured piers and fascia boards, currently in use as a cooperative food store. The building occupies a corner plot, separated by a wide pavement from High Street to the west and south and by a narrow pavement from King's Terrace to the east.
- 1.2 The premises is situated within the Emsworth Conservation Area, with many Grade II Listed Buildings located within the immediate locality of the application property, to the west, south-east and south-west of the site, and within the Chichester Harbour AONB. The locality features a mix of commercial and residential development, with predominantly retail stores and food outlets within the fronting street scene.

2 Planning History

90/52728/006 - Erection of shopfront., PERM,21/06/1990
90/52728/007 - Non-illuminated 'For Sale' board at first floor level on north-west elevation, NPW,04/01/1991
94/52728/008 - Formation of bin storage area., PERM,25/08/1994
04/52728/010 - Display of a non illuminated projecting sign., PERM,17/08/2004
04/52728/011 - Installation of new shop front to north west and west elevations at southern end of the building., PERM,13/09/2004
05/52728/012 - Installation of automatic teller machine., PERM,07/11/2005
08/52728/013 - Form new entrance to existing retail shop. , PERM,22/04/2008
09/52728/014 - Display of 1No. externally illuminated fascia sign., PERM,15/12/2009
APP/18/00768 - Display of 2No. externally illuminated fascia signs; 1No. internally illuminated hanging signs; 2No. non-illuminated hanging signs; 1No. non-illuminated store directory panel; 2No. non-illuminated window graphics., DEL,

3 Proposal

- 3.1 The application proposes shopfront alterations, to include: revised openings (reversal of door and shopfront window) to front elevation; repositioning of the trolley bay at the front of the store from the south-west elevation to the west elevation; and a new 'coal bunker' and new newspaper stand to the front of the store, to be positioned on either side of the main entrance.

- 3.2 As originally submitted the present application proposed a free standing ATM pod to the west of the store with security bollards to the west and front of the store. Following objection comments from the Conservation Officer and Chichester Harbour Conservancy, comments from the Crime Prevention Officer, and advice to the applicant that the proposed ATM would be contrary to policies CS11, CS16 and DM8 of the Havant Borough Local Plan Core Strategy this element, along with the associated security bollards, was removed from the application.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy Recommendation - Objection

Suggested considerations -

- The installation of a free-standing ATM unit in preference to a wall mounted and secure in-built unit would result in additional illumination as specified on the submitted plans and a CCTV monitoring equipment to be installed in the vicinity of the site on the main approach into the town centre, this would create further clutter an incremental worsening of the public environment due to its positioning act as a repository for wind blown waste paper and other street debris within the settlement in the Area of Outstanding Natural Beauty

Arboricultural Officer

The erection of a new wall and boundary fence has the potential to impact on the trees which form a screen between the road and building. They are protected by the Conservation Area. An Arboricultural Method Statement is required to be submitted to demonstrate how this work will be undertaken to ensure the trees are not impacted above or below ground. It should be noted that the cherry to the west of the doorway is decayed and needs to be removed. This will be required to be replaced by another Cherry and details of this should also be submitted.

Natural England Government Team**NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites.

Highway Authority

The Highway Authority have no adverse comment to this application.

Crime Prevention Officer

Throughout Hampshire police area there have been six attacks on Automatic Teller Machines (ATMs) during the previous year. Generally these attacks are characterised by the use of a powerful vehicle to remove the ATM from its mountings, the machine is then moved to another location to be opened and the contents removed.

In its proposed position the ATM is easily accessed from the public highway, there is some overlooking from the nearby dwellings and from the first floors of the nearby retail units. However, the ATM will be vulnerable to attack.

Automatic Teller Machines (ATMs) offer a range of opportunities for crime. Those using and replenishing the machine are vulnerable and the machine itself can also be a target. Therefore, with this application I have three main concerns:

- The safety of those using the Automatic Teller Machine
- The safety of those replenishing the ATM
- The security of the ATM itself

To provide for the safety of those using the ATM I recommend:

1. Closed Circuit Television (CCTV) cameras are deployed to provide images of those using the ATM and the area about the ATM.
2. An appropriate level of lighting is provided about the ATM, it is unlikely that the light provided by the nearby lamp columns will provide sufficient light. The lighting should work in conjunction with the CCTV system.

To provide for the protection of those replenishing the ATM I recommend:

1. The replenishment procedures outlined with the ATM Security Working Group Best Practice Guidance are followed.
2. The installation of a monitored alarm with a panic button for use by those replenishing the ATM

The ATM is easily accessible from the road. To provide for the security of the ATM itself I recommend:

1. The ATM should be secured to the ground using a recognised fixing system, as outlined within the ATM Security Working Group Best Practice Guidance, there is no information relating to this in the documentation provided
2. The installation of a monitored alarm system with appropriate sensors to detect early signs of an attack to the ATM
3. The installation of bollards to PAS68 standard on the public highway to frustrate a ram raid type attack

Conservation Officer

2 High Street (Cooperative Emsworth) is located close to the centre of Emsworth and is also within the Conservation Area.

The proposals seek alterations to the shop front along with the installation of a free-standing Atm.

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that, with respect to any buildings or land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed ATM would result in additional illumination and CCTV within the conservation area. The appearance of the ATM is of a solid form and design (materials and lettering) which make it a conspicuous and incongruous feature in the street scene.

Whilst there is already a collection of street furniture in the close vicinity of the site, this ATM would be particularly conspicuous for the reasons given above. There have been significant and fairly recent improvement to the street furniture in the village centre all of which are traditional in design. This ATM, which is a significant piece of street furniture, does not have the traditional character and adds to the clutter in the historic environment.

Taking account of the above, it is considered that the proposal is not in keeping with its surroundings and does not preserve the character and appearance of the conservation area.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 30

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact upon Heritage Assets and AONB
- (v) Highway Safety

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed alterations to the shopfront would not represent a substantial or negative impact to the appearance of the store. The proposed additions adjacent to the front entrance of the store, including the trolley bay, coal bunker and newspaper stand, would not be considered to represent a negative impact upon the visual amenity of the building or the character of the street scene or wider locality. The proposed works would be appropriate within the context of the commercial property and its setting within the high street.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 Owing to the position of the proposed works relative to the existing building and surrounding development the works would not be expected to have a significant negative impact upon the amenities of neighbouring residential properties.

7.6 Consequently, it is considered that the proposal would be in accordance with the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact upon heritage assets and AONB

7.7 The application site is situated within the Chichester Harbour AONB, the Emsworth Conservation Area and within the immediate locality of several Grade II Listed Buildings. The proposed works would not represent a negative impact upon the appearance or character of the AONB, the Conservation Area or upon the settings of the surrounding listed buildings and thus would be considered to conserve the special qualities of the surrounding heritage assets and existing natural features. It is deemed that the proposal therefore meets the requirements of policy DM20 of the HBLP (Allocations) and policies CS11 and DM8 of the HBLP Core Strategy. It is noted that neither the Conservation Officer nor the Chichester Harbour Conservancy raised concerns regarding any element of the scheme besides the originally proposed ATM pod, which has since been removed from the application.

(v) Highway safety

- 7.8 The proposed trolley bay would be situated to the west of the store, close to the front entrance, adjacent to the highway. The bay would be positioned immediately adjacent to the host property on land within the ownership of the store. The Highway Authority have been consulted regarding the application and have raised no concerns regarding the proposed scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and would be in accordance with relevant policies of the HBLP (Allocations) and HBLP Core Strategy; the proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00767 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of 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 carried out in accordance with the following approved plans:

079-0013 - LOCATION PLAN
SC-079-V1-GF-DR-K-0014 A - BLOCK PLAN
SC-079-V1-GF-DR-K-0001 J - GENERAL ARRANGEMENT SHEET A
PROGRESS FORMAT
SC-079-V1-GF-DR-K-0001 B - GENERAL ARRANGEMENT SHEET B
PROGRESS FORMAT
SC-079-V1-GF-DR-K-0004 E - EXTERNAL ELEVATIONS PROGRESS
FORMAT

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.