
Site Address:	39 Mill Road, Waterlooville, PO7 7DH		
Proposal:	Installation of an ATM machine.		
Application No:	APP/18/01295	Expiry Date:	11/02/2019
Applicant:	Ms Clark		
Agent:		Case Officer:	Rachel Ballam
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a ground floor, end of terrace, commercial unit situated adjacent to the junction between Mill Road to the south-west (front) and Bell Crescent to the north-west. The unit is situated within a three storey terrace block constructed from red and yellow brick with concrete roof tiles and white uPVC fenestration. A small parking area and wide pavement separates the premises from the fronting highway. The application site slopes downward from north-west to south-east such that the premises is roughly level with Mill Lane, but set down relative to Bell Crescent. The ground floor of the terrace, and that of the neighbouring terrace block to the south-east, is comprised of retail units and food outlets, whilst the upper floors provide residential accommodation. Within the wider locality development is predominantly characterised by semi-detached residential dwellings.

2 Planning History

94/55906/001 - Change of use from a class A1 to class A3 Takeaway.,
PERM,10/05/1995
91/55906/000 - Change of use from Class A1 to Class A3 Hot Food Takeaway,
REF,09/10/1991
APP/18/01296 - Display of 1No. Internally illuminated fascia sign., DEL,

3 Proposal

- 3.1 The application proposes the installation of an ATM machine within the existing front elevation of the application property. The proposal would involve a minor alteration to the existing shop front, requiring the replacement of an existing window with a smaller unit so as to facilitate the provision of the ATM.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention - Minor Apps

The area about these shops is a place from which incidents are regularly reported to the police. Incidents reported relating to this application include: burglary, public order and anti-social behaviour. In the proposed position the Automatic Teller Machine (ATM) is easily accessed from the public highway, there is overlooking from the highway, and the nearby dwellings.

Automatic Teller Machines 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. I note the design and access statement does advise that an eight camera CCTV system is fitted within the shop, however, it does not detail the coverage of the cameras.
2. An appropriate level of lighting is provided about the ATM. The lighting should work in conjunction with the CCTV system.

From the plans supplied it appears that replenishment will take place from within the shop. Details as to the replenishment procedures are not provided within the application. However, to provide for the safety of those replenishing the ATM and those within the shop should it be open when replenishment occurs, I recommend:

1. The replenishment procedures outlined with the ATM Security Working Group Best Practice Guidance are followed.
2. The installation of CCTV cameras to provide images of the rear of the ATM.
3. 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.
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

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Property Services Manager, Corporate Group

Havant Borough Council is the landlord of 39 Mill Road. Correspondence from your applicant, our tenant, has been received in respect of obtaining Landlord's Consent, under the terms of the lease, for the installation of an ATM and this request is currently being considered.

Jeremy Bulled
Senior Estates Surveyor

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: 13

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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) 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 alteration of the shop front window and introduction of an ATM machine 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 a row of retail properties.

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

(iv) Safety

- 7.6 The application site is situated adjacent to a small off-street parking area, separated from application unit by a stretch of pavement. Between the pavement and parking area is an existing metal bar fence which prevents vehicles from traversing the pavement. In addition the applicant has expressed intent to install two bollards to the front of the ATM machine; an informative shall advise the applicant of the need to obtain permission from the Highway Authority for any such works to land owned by the Highway Authority. An alarm system and CCTV security measures are proposed.

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/18/01295 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:
Location Plan
Block Plan
Proposed Plan and Elevation
NM-GA-F1-B Typical Fascia Elevations - 5887
Design and Access Statement
Reason: - To ensure provision of a satisfactory development.