

Site Address:	Land adj to Emsworth Methodist Church, High Street, Emsworth PO10 7AQ		
Proposal:	Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone service and ATM service		
Application No:	APP/17/01005	Expiry Date:	14/11/2017
Applicant:	Mr Furnues BT Payphones		
Agent:		Case Officer:	Lewis Oliver
Ward:	Emsworth		

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office Objection to original plans

The street furniture surrounding the site is generally in-keeping with the Conservation Area and of a traditional style. In contrast, the existing glass telephone kiosk is modern and utilitarian in its design and is an incongruous feature in the village centre. The proposed replacement telephone and ATM kiosk would be of an even bolder and more modern design, with bland stainless steel elevations and bold signage with large and brightly coloured lettering on all sides of the kiosk. This would, in our view, fail to preserve or enhance the Conservation Area and the setting of the village within the wider AONB. A more traditional style of kiosk which reflects the surrounding street furniture and character of the Conservation Area should be explored for this site.

As such, the Conservancy recommends refusal of this application.

Chichester Harbour Conservancy, The Harbour Office No Objection to amended plans

These amended plans show a traditional telephone kiosk design which would be far more in keeping with the Conservation Area. As such, the Conservancy removes its objection to the application.

Conservation Officer, Development Control Principal Conservation Officer Objection to the original plans

The proposal relates to the replacement of a former modern standard metal/glass telephone kiosk by a combined payphone and ATM. The new kiosk has an ATM on one side and a payphone on the other. Its remaining sides are of galvanised steel with the word 'free' and 'cash zone' displayed vertically in bold white letters with a black background.

The kiosk is located on the pavement on the western side of St Peter's Square and adjacent to the Emsworth Methodist Church. There is a collection of street furniture in the vicinity of the application site in the form of bollards, benches, notice boards, street lights, bus shelter and post boxes.

The application site is within the designated Conservation Area.

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.

It is acknowledged that the size and location of the kiosk are the similar to the existing box. However, its appearance is significantly different by reason of its solid form, bland design and use of reflective material and lettering which make it a more conspicuous and incongruous feature in the street scene than the original, largely glazed, structure.

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

Taking account of the above, it is considered that the proposal is not in keeping with its surroundings, does not preserve the character and appearance of the conservation area and is, therefore, contrary to both national and local plan policies and statutory requirements.

Conservation Officer, Development Control

Principal Conservation Officer No Objection to revised plans

Following my initial objections amended plans have been submitted to replace a modern standard metal/glass telephone kiosk with a K6 style replacement ATM and payphone. The new kiosk has an ATM on one side and a payphone on the other. Its remaining sides would be painted red.

The kiosk is located on the pavement on the western side of St Peter's Square and adjacent to the Emsworth Methodist Church. There is a collection of street furniture in the vicinity of the application site in the form of bollards, benches, notice boards, street lights, bus shelter and post boxes.

The application site is within the designated Conservation Area.

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 existing payphone kiosk is a modern style kiosk utilising aluminium and Perspex. The appearance of this piece of street furniture has a modern and utilitarian appearance which contrasts harshly with the historic and traditional buildings surrounding it. Its removal is therefore welcome and will enhance the appearance of the street scene.

The proposed K6 style replacement ATM and payphone is a classic design adapted with modern functionality. The red K6 style ATM/Payphone is an appropriate design to be incorporated within this historic setting and its simple classic form is more in keeping with the traditional aspects of the conservation area.

It is therefore my view that the amended proposed will enhance the character of the conservation area and are considered acceptable.

No conditions

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment regarding the principle of this application but the work to the highway to install the box will need require the approval of the Highway authority

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: 7

Number of site notices: 2

Statutory advertisement: 06/10/2017

Number of representations received: 1 CHC recorded in Consultation Responses above.

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 on highway safety
- (v) Crime and Disorder Act 1998

(i) Principle of development

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

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 existing payphone kiosk is a modern style kiosk utilising aluminium and Perspex. The appearance of this piece of street furniture has a modern and utilitarian appearance which contrasts harshly with the historic and traditional buildings surrounding it. Its removal is therefore welcome and will enhance the appearance of the street scene. The revised proposed K6 style replacement ATM and payphone is a classic design adapted with modern functionality. The red K6 style ATM/Payphone is an appropriate design to be incorporated within this historic setting and its simple classic form is more in keeping with the traditional aspects of the conservation area and AONB. It is therefore considered that the amended proposed will enhance both the character and setting of the conservation area and AONB, and is therefore considered acceptable.

(iii) Impact upon residential amenity

The proposed development by virtue of its size, scale, layout and massing is not

considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.

(iv) Impact on highway safety

The proposed development is a like for like, in terms of footprint replacement. It is therefore considered that the proposed development would not have a significant adverse impact on highway safety.

(v) Crime and Disorder Act 1998

The assessment of this application is influenced by Section 17 of the Crime and Disorder Act 1998, which states:

"Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area."

With regard to the external aspects of the facility, three areas of security and protection have been reviewed within this application. These areas are 1) CCTV, 2) The amount of external/street lighting available, and 3) The installation of bollard's.

The CCTV provision within Emsworth formally provided by the Council is no longer operational in the town. However following the Officer's site visit, it is considered that the existing street lighting along the High Street is acceptable for ATM customers providing an adequate level of security during the day and night. The design and access statement affirms the existing external surveillance in the area.

With regard to bollard's, there are a number situated on the pavement along this stretch of High Street and St Peter's Square, which are likely to deter the possibility of a head-on ram raid to the ATM/phone box installation. However, the requirement for the installation of additional bollard's has been considered in planning terms although the following mitigate against such a proposal:

- (i) The curtilage of the phone box/ATM does not include any land within which the bollard's could be placed which would be within the remit for the applicant to install.
- (ii) If the installation of bollard's were suggested, this would be a decision for Hampshire County Council as highways authority to determine as it would involve development within the adopted highway; the applicant could not therefore control the outcome of any such requirement if imposed by way of condition.

It is therefore concluded that the installation of bollard's for the replacement phone box/ATM is not something that could be reasonably required. In addition the applicant BT, has advised that they have installed a number of these facilities within dense urban areas, and no instances of crime or head-on ram raid have been reported to date. As such it is not considered that the proposed development would lead to crime or disorder in this area. In addition no objections have been received in this regard, and this proposal would provide a much needed ATM facility, given that the last bank Natwest, formally located within 20 metres of the site, closed at the beginning of the year, leaving the town with limited ATM facilities. It is therefore considered unreasonable to refuse the application on this basis alone.

8 Conclusion

The proposed amendments are considered to enhance the character and setting of the conservation area and AONB. The development is also not considered to have a

significant adverse impact on residential amenity, highway safety or encourage Crime or Disorder in the area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01005

(A)

(B) for the following reasons/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:

Proposed elevation and plan view - Drawing Number T1 K6 type combined
ATM received 8/11/17

Proposed block plan - Drawing issue:1
Location plan

Reason: - To ensure provision of a satisfactory development.