
Site Address: 68 Botley Drive, Havant, PO9 4QY
Proposal: Installation of 1No. automated illuminated teller machine.
Application No: APP/17/00875 Expiry Date: 31/10/2017
Applicant: Cardtronics UK Ltd, trading as
 CASHZONE
Agent: Mrs Gaunt Case Officer: Bee Crawford
 New Wave Installations
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a indian takeaway in a block of five three storey purpose built properties with commerical units at ground floor and residential above. It has a flat roof and elevations of red/yellow multibrick with a glass shopfront at ground floor.
- 1.2 The adjoining three storey properties are to the north (a chinese takeaway) and south (a beauticians/tattooists) and there is the side aspect of a two storey end of terraced house opposite. The area is of medium density with three storey purpose built commercial and residential units, a four storey block of purpose built flats, a church and two storey terraced properties of a similar and different age, style and design.

2 Planning History

APP/17/00876 - Display of 1No. internally illuminated fascia sign and 1No. internally illuminated logo panel, running concurrently with this application.

3 Proposal

- 3.1 The proposal is for the installation of 1 no. automated illuminated teller machine to the front elevation.

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)
CS4 ()

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

Having considered the application I have the following comments to make with reference to crime prevention.

Botley Drive is place from which we regularly receive reports of crime. Crimes reported include: assault, robbery and criminal damage. It is against this background that my comments are made.

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 (ATM)
- The safety of those replenishing the ATM
- The security of the ATM itself

The ATM is to be set within the glazing to the right of the front door (when viewed from the outside). There is some natural surveillance of the ATM from the public highway.

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.

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 floor slab 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 premises and to the ATM.
3. The installation of bollards to PAS68 standard on the public highway to frustrate a ram raid type attack.

From the plans supplied it appears that replenishment will take place from within the takeaway. 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 takeaway 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.

DISCLAIMER

This survey is based on information supplied by yourself and the current crime

trends. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime. The advice is given free with no intention of creating a contract. Neither the Home Office or the Police and Crime Commissioner for Hampshire take any other legal responsibility for the advice given.

Comment:

It is considered that the matters raised regarding internal security measures are essentially management issues, and an informative will be included for these matters to be undertaken by the applicant. The design and access statement submitted confirms the following:

The ATM will be installed and anchored in accordance with national guidelines and mandatory standards relating to the position of the ATM, its visibility, ambient lighting, building structure, building security features, ATM anchoring and safe strength.

Site approval by the Cash In Transit Company has been obtained. They have considered routes to and from the ATM, ensuring there is protection of their staff and of any staff or customers at the site. Paramount in their review has been the welfare of their staff and the persons they come into contact with.

The area where the ATM will be installed is a well-lit open area in full view of pedestrians aiding natural surveillance.

Further comments are made in section 7 (iii) to address the additional points made which have the potential to influence the safety of users of the ATM and its external security.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

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: 6

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

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Highway safety

- (iv) Implications of Crime and Disorder Act 1998
- (v) Impact upon residential amenity

(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 ATM would sit within the existing shop front in a parade of established commercial units. The context, scale and nature of the development is considered to be in keeping with the function and appearance of the vicinity. The development therefore accords with the relevant criteria of policies CS16 and CS4 of the Havant Borough Core Strategy and policies AL3 and DM21 of the Local Plan (Allocations) 2014. It is considered the proposal will not have an adverse effect on the visual amenity of the locality.

(iii) Highway safety

- 7.4 The development is appropriate to its location and would not result in any increased risk to highway safety. The Highways Engineer had no adverse comments with respect to the scheme.

(iv) Implications of Crime and Disorder Act 1998

- 7.5 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."

- 7.6 Following a consultation with the police over the safety of the ATM, the detailed response set out in Section 5 above sets out a number of concerns which must be taken into account in determining this application. However, it is not considered reasonable or practical in planning terms to condition the internal security arrangements relating to the facility, although the advice of the Crime Prevention Design Advisor has been included within this application by way of an informative.

- 7.7 With regard to the external aspects of the facility, the Design Advisor has identified that four areas of security and protection be reviewed within this application. These areas are 1) CCTV, 2) The amount of external/street lighting available, 3) The installation of a monitored alarm system and 4) The installation of bollards.

- 7.8 Following the Officer's site visit, it is considered that the existing street lighting along Botley Drive is acceptable for ATM customers providing an adequate level of security during the day and night. The design and access statement confirms the installation will be in accordance with national guidelines and mandatory standards relating to the position of the ATM, its visibility, ambient lighting, building structure, building security features, ATM anchoring and safe strength.

- 7.9 The requirement for the installation of additional bollards has been considered in planning terms although the following mitigate against such a proposal:

- (i) The curtilage of the store does not include any land within which the bollards could be placed which would be within the remit for the applicant to install.
- (ii) If the installation of bollards 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 bollards for the store is not something that could be reasonably required.

(v) Impact upon residential amenity

- 7.10 The ATM is an appropriate size and located in the shop front. There is a small illuminated panel within the ATM, however it is deemed this would not cause any significant harm to adjacent properties. The development is therefore considered to be acceptable.

8 Conclusion

- 8.1 The installation of the ATM is appropriate to the site and would not result in unacceptable harm to the character of the area, neighbour amenity or highway safety. Due consideration has been given to the implications of the Crime and Disorder Act 1998 for this type of development and relevant and justifiable conditions/informatives are proposed. It is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00875 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
Drg no. NW0066A Details of ATM
Drg no. NW0065 Details of ATM border
Drg no.E020289 Existing and proposed floor and elevation plans
Design and access statement
Reason: - To ensure provision of a satisfactory development.