
Site Address:	17 North Street, Emsworth, PO10 7BY		
Proposal:	Relocation of existing ATM.		
Application No:	APP/17/00986	Expiry Date:	03/11/2017
Applicant:	Mr Edwards		
Agent:	Mr Edwards	Case Officer:	Bee Crawford
	GJS Design Consultancy Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey commercial property consisting of a Tesco store and an estate agents. It is situated within secondary frontage units in the North Street area of Emsworth District Centre and has a slate tiled pitched and hipped roof and elevations of red/brown multibrick.

2 Planning History

APP/17/00944 - Display of 1 No. illuminated fascia sign, 1 No. illuminated projecting sign, 3 No. non-illuminated fascia signs, 1 No. new ATM surround and multiple vinyl graphics, current application, not yet determined.

3 Proposal

- 3.1 The proposal is for the relocation of the existing 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

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

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 cash office is constructed with such materials and in such a manner so as to resist attack.
2. The replenishment procedures outlined with the ATM Security Working Group Best Practice Guidance are followed.
3. The installation of CCTV cameras to provide images of the cash office.
4. 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 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.

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 relocation of the ATM within a secure cash office improves the safety and security of customers, store staff and the store itself.

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.

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: 21

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) Implications of Crime and Disorder Act 1998
- (iv) 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 site is situated within secondary frontage units in the North Street area of Emsworth District Centre and the proposal is to relocate the existing ATM in a more secure position within the store frontage. The context, scale and nature of the development is considered to be in keeping with the function and appearance of the District Centre. The development therefore accords with the relevant criteria of policies CS16 of the Havant Borough Core Strategy and DM21 of the Local Plan (Allocations) 2014.

(iii) Implications of Crime and Disorder Act 1998

7.4 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."

7.5 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.

7.6 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 CCTV in place and 3) The installation of bollards.

7.7 Following the Officer's site visit, it is considered that the existing street lighting along North Street is acceptable for the store and ATM customers providing an adequate level of security during the day and night. The design and access statement affirms the existing external surveillance cameras and lighting will be relocated to the new location of the ATM.

7.8 With regard to bollards, there are a number situated on the pavement along this stretch of North Street, which are likely to deter the possibility of a head-on ram raid to the store front. However, 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.

(iv) Impact upon residential amenity

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

8 Conclusion

8.1 The relocation 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/17/00986 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

Drg no. 5007sp1#.dgn Block plan

Drg no. 5007loc##.dgn Existing ATM location plan

Drg no. 5007loc1#.dgn Proposed ATM location plan

Drg no. 5007bg## Existing floor plan

Drg no. 5007e## Existing elevation plan

Drg no. 5007bg1# Proposed floor plan

Drg no. 5007e1# Proposed elevation plan

Design and access statement

Reason: - To ensure provision of a satisfactory development.