
Site Address: 44-46 Park Parade, Havant, PO9 5AD
Proposal: Installation of an automated teller machine and associated signage.
Application Type: Full Planning Permission
Application No: APP/21/00421 Expiry Date: 04/06/2021
Applicant: Cardtronics UK Ltd, trading as
Cashzone
Agent: Cardtronics Service Solutions Case Officer: David Eaves
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

44-46 Park Parade, Havant, PO9 5AD is a convenience shop located within a pedestrian only shopping parade. The site has access to the rear for servicing and deliveries. The shopping parade has metal bollards preventing vehicles entering. It is in a well lit street with the units either side of this site also being commercial units with living accommodation above.

2 Planning History

APP/21/00421 - Display of 1No. internally illuminated ATM surround sign and retention of 1No. internally illuminated logo panel., DEL,

3 Proposal

Installation of an automated teller machine and associated signage. At the time of drafting this report the ATM has been installed on site as applied for.

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)
CS8 (Community Safety)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No comment

Councillor Malc Carpenter

No comment

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

The ATM is set within a disused door void to the right of the current double access doors (when viewed from the outside). There is natural surveillance of the ATM from the shopping precinct. 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 do note that the CCTV camera shown on the front elevation of the store, does not appear to be in working order, however, there is a new camera that does cover the front of the store.

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 intruder alarm system with appropriate sensors to detect early signs of an attack to premises and to the ATM

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 within the shop when replenishment occurs and 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 CCTV cameras to provide images of the rear of the ATM.
3. The installation of a monitored intruder alarm with a panic button for use by those replenishing the ATM

To provide for the safety of the public we would ask that appropriate conditions relating

to the provision of CCTV cameras and a monitored intruder alarm are attached to this application

Officer 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.

Following further email exchanges with the Crime Prevention Officer the need for a condition to require that CCTV coverage is provided in relation to customers using the ATM (outside) and inside where it is replenished has been established. The Crime Prevention Officer confirmed that the condition is the way forward. A condition is therefore recommended.

Further comments are made in section 7 (iv) to address the additional points made which have the potential to influence the safety of users of the ATM and its 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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Development already installed and after few weeks we received letter for comment for permission - installed before permission granted.	The Planning Act specifically provides for retrospective planning applications.

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
- (v) Implications of Crime and Disorder Act 1998

- (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 alterations to the shopfront in this commercial area by the introduction of an ATM machine and signage are not considered to be significantly harmful to the visual amenity of the building or the character of the street scene or wider locality. The works are appropriate within the context of the commercial property and its setting.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the 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 does 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 development relative to the existing building and surrounding development, the proposal is not considered to have a significant negative impact upon the amenities of neighbouring residential properties, none of which are at ground floor. The level of activity associated with the ATM machine is unlikely to be materially different from the current use of the shop. Consequently, it is considered that the retrospective works are in accordance with the requirements of Policy DM21 of the Havant Local Plan (Allocations) and CS16 of the HBLP (Core Strategy).

(iv) Safety

- 7.6 The application site is situated in a pedestrian only area with metal bollards preventing vehicles from entering the shopping parade. The site has multiple commercial units around, with some residential too and is in a well lit street, maximising security. The existing glazed panel has been removed and replaced with an external security wall with a laminate finish. "Cash In Transit" company have considered routes to and from the ATM for protection of their staff and any staff or customers visiting the site and have approved that it is safe.

(v) Implications of Crime and Disorder Act 1998

- 7.7 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 reasonable can to prevent, (a) crime and disorder in its area...."
- 7.8 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 informative.
- 7.9 The Design Advisor has identified 3 areas of security and protection to be reviewed within this application. These are 1) The safety of those using the ATM, 2) The safety of those replenishing the ATM and 3) The security of the ATM itself. The Design

Advisor has suggested that CCTV cameras are deployed to provide images of those using the ATM and the immediate area surrounding the ATM. Also, the installation of a monitored intruder alarm system with appropriate sensors to detect early signs of an attack on the premises. It has also been suggested that CCTV cameras are installed to provide images of the rear of the ATM for when it is being replenished and also the installation of a monitored intruder alarm with a panic button for use by those replenishing the ATM.

- 7.10 Following further correspondence with the Designing Out Crime Officer a condition in relation to the CCTV requirements is recommended to ensure that the external area where users are accessing the ATM and internal areas where the machine is loaded are monitored.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable with limited and acceptable impact on the locality and residential amenity, the security aspects have also been considered and a condition is recommended. The proposal is therefore considered to 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 IN RETROSPECT** for application APP/21/00421 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan uploaded 2nd May 2021
Block plan received uploaded 2nd May 2021
Existing and proposed plans & elevations Reference No: E023626
Design & access statement Reference: E023626
Illuminated Fascia Panel Reference No. NW0014
Small illuminated Surround Sign Reference No. NW0003

Reason: - To ensure provision of a satisfactory development.

- 2 Within two months of the date of this planning permission CCTV cameras shall be installed or positioned to provide surveillance of the front of the store and the ATM machine and within the store to monitor the rear of the ATM machine. The monitoring shall be maintained thereafter to ensure the surveillance of both areas.

Reason: To ensure safety of the public using the ATM and staff members having due regard to Policy CS8 of Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and The Crime and Disorder Act 1988.