REF. NO. F/11/69799

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Installation of ATM cash machine in front elevation 8 - 9 Coronation Parade Hamble-Le-Rice Southampton SO31 4JT

SITE VISIT DATE: 04/11/2011

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed installation of an ATM cash machine within the existing shop front elevation.
SITE AREA	336 square metres approx.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Slight incline towards shop front.
TREES	n/a
BOUNDARY TREATMENT	n/a
SITE CHARACTERISTICS	Two storey mid terraced property with a shop on the ground floor and rooms above. The Co-Op occupies two of the group of five units. Access to Coronation Parade is via a service road.
CHARACTER OF LOCALITY	The site is located within a small local shopping parade; the surrounding area is predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
37510/000	Construction of a single storey infill extension, external staircase to rear, new shop front and new disabled access ramp.	Permit – 22/03/2001
A/04/51534	1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.	Consent – 26/08/2004
A/08/64302	Display of illuminated fascia sign and internally illuminated projecting sign.	Consent – 28/01/2009

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection.
Head of Transportation and Engineering	Transport Policy Officer: No objection. DC Engineer: No objection to changes, but the red line on application plan is incorrect and does not include the ramp works proposed outside the building on the shop forecourt which is privately owned land. I assume this is a drafting error and that the COOP do own where the ramp is proposed to be built. If they do not own it, notice will need to be served on the landowner. The bitmac footway alongside the carriageway is the adopted area maintained by HCC.
Crime Prevention Advisor	Thank you for the opportunity to comment on the application for the installation of an ATM at the above location. I have read through the Design and Access Statement and the only reference I can see to crime prevention measures are contained in the paragraph below: **7. LAYOUT** a) The proposal locates the 24 hour ATM cash machine in a suitable location in the existing elevation of the store for optimum accessibility. This location it most suited due to disabled access. b) The proposal does not amend any factors important to the accessibility of the site e.g. Travel distances, gradients and orientation of buildings in relation to on site or off site topography **c) Crime prevention measures have been considered and the proposed location is in a highly visible position.** The applicant has made no reference to the following points: • Does the installation of the ATM follow the ATM Security Working Group Best Practise Guide • Has a risk assessment been carried out • Has the safety of staff and users been considered • Has the applicant carried out a crime risk assessment • Has the applicant researched crime incidents within the area • Has CCTV been considered • Has the applicant considered the three main threats to ATMs as outlined by ATM Best Practise Guide? I would like to point out to the applicant that a recent ATM application (August 2011) was not supported by myself due to the lack of crime prevention information. As a result, the applicant went on to submit a 13 page Crime Prevention Report which was detailed and specific to the location of the intended installation. I can confirm that the address for this application has incidents of 'thefts' recorded, the latest being reported on the 16th October 2011 and that the area

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	in general does have reported incidents of Rowdy and Inconsiderate Behaviour. I therefore cannot support this application until satisfied that the applicant has considered all crime prevention measures. Crime Prevention Design Advisor

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Shopping Area.

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPG -
PPS -

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to amenity, character of the area and crime prevention.

COMMENT ON CONSULTATION RESPONSES

Hound Parish Council – No comment.

Head of Transportation & Engineering – The disabled access ramp to the front of the shop was approved as part of planning application 37510/000 in 2001 and has already been constructed.

Crime Prevention Advisor – The comments of the officer have been considered concerning the lack of crime prevention information supplied with the application and the incidents of problems in this particular area.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply/conflict with relevant Development Plan policies in that

In this case policy issues for consideration include:

Policy 59.BE requires the development to take full and proper account of the context of the site (i) , and should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design (x).

The ATM cash machine is proposed to the front elevation of the Co-Operative store which occupies units 8 and 9 Coronation Parade, an existing row of local shops set back off Hamble Lane, and accessed by an inner service road.

Although the ATM cash machine is planned to be discrete being positioned within the glazing at the front of the store and would not involve any major modifications to the visual appearance of the store; the Crime Prevention Advisor has highlighted the lack of information supplied with the application with regard to crime prevention measures and that no crime risk assessment has been carried out. Section 17 of the Crime and Disorder Act places responsibility on the LPA to fully consider the implications of development on community safety.

Although the principle of an ATM is not considered contrary to policy, there have been incidents of crime within the immediate area, and based on the information provided it is considered that this application cannot be allowed approval without this being fully investigated, and information submitted.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed ATM cash machine although having little detrimental impact on the character of this local shopping parade does not comply with policy 59.BE (x) as insufficient crime prevention information has been provided to satisfy the concerns of the crime reduction officer.

This application is therefore recommended for refusal.