MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/74372

DESCRIPTION/ ADDRESS	Installation of ATM Post Office 5 Coronation Parade Hamble-Le-Rice Southampton SO31 4JT

SITE VISIT DATE	20/05/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the installation of an ATM (automated teller machine) into the front elevation of the existing Post Office unit.
SITE AREA	Approximately 150sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site itself is relatively flat and level although the short parade of shops which it forms part of is situated in an elevated position relative to the road (Coronation Parade).
TREES	No trees will be affected by the proposals.
BOUNDARY TREATMENT	The site has an open frontage.
SITE CHARACTERISTICS	Existing retail unit operating as a Post Office (A1 use) and fronting onto Coronation Parade.
CHARACTER OF LOCALITY	The site forms part of Coronation Parade, a designated neighbourhood parade within the Council's Local Plan. The parade is made up of a mixture of A1, A2, A3 and A5 uses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
5 Coronation Parade		
Z/26304/000	Erection of external store for calor gas cylinders.	PERMIT – September 1982
A/14/74373	Display of 1no. internally illuminated ATM surround.	CURRENT APPLICATION
8-9 Coronation Parade (The Co-Operative Food Store)		
F/11/69799	Installation of ATM cash machine in front elevation	REFUSED – 30 November 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No response received.
Head of Transportation and Engineering	(24/04/2014): No objection, although a query was raised as to whether the red pillar box was remaining or being relocated and whether access to the ATM would be restricted as a result.
Eastleigh Crime Prevention Design Advisor	No response received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Neighbourhood Parade (Coronation Parade)

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 59.BE, 133.TC
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM20
Supplementary Planning Guidance: Quality Places
Town Centre, Local Centre & Shopping Parades – Details of Occupancy (Background Paper)

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within the area *BHH38.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain/reinforce the grass island and associated coniferous/semi-mature broadleaved trees on the south side of Hamble Lane.
- Mitigate the effects of the heavy vehicular traffic on Hamble Lane in new development using measures such as boundary planting, set backs and orientation of internal spaces.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

In respect of this application, the following sections or paragraphs of the National Planning Policy Framework (NPPF) are considered to be of particular relevance:

- **Paragraph 6** states that "the purpose of the planning system is to contribute to the achievement of sustainable development".

- **Paragraph 10** states that "decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas".

NATIONAL PLANNING POLICY GUIDANCE

- **Paragraph 14** sets out that "at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking". The Framework sets out that for decision-taking this means "approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted."

- **Paragraph 18** sets out the Government's commitment to securing economic growth in order to create jobs and prosperity, whilst **Paragraph 19** goes on to say that they are "committed to ensuring that the planning system does everything it can to support sustainable economic growth".

- **Section 2** relates to the ensuring of the vitality of town centres and within **Paragraph 23** states that local planning authorities should "recognise town centres as the heart of their communities and pursue policies to support their viability and vitality" and "promote competitive town centres that provide customer choice and a diverse retail offer".

- **Paragraph 69** states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities and that planning decisions should aim to achieve places which promote, *inter alia,* opportunities for meetings between members of the community including through strong neighbourhood centres and active street frontage, as well as safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to layout and design, residential amenity, highway matters, crime prevention measures, as well as the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

X	See below		Other…….

COMMENT ON REPRESENTATIONS RECEIVED

None received.

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements in respect of this planning application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Development Plan policies:

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Saved Policy 133.TC states that development for retail and town centre uses will be permitted in the identified district centre, village and local centres and neighbourhood parades, provided: it does not undermine the commercial coherence of the centre; will not increase distances travelled or undermine the role of another centre; provide a continuous visible retail frontage, which avoids creating blank frontages; enhances and adds vitality to the centre, by providing a varied and interesting design and conforms to Saved Policy 59.BE; and enhances community safety.

Assessment of proposal:

Layout, design and impact of the proposals on the character of Coronation Parade:

The development is considered to be acceptable and in accordance with the requirements of Saved Policies 59.BE and 133.TC of the Eastleigh Borough Local Plan Review 2001-2011 in this respect. The proposed ATM is of an appropriate design and, owing to its nature, is of a limited size and modest scale. As such it will have minimal impact upon the visual appearance and character of the Post Office unit as well as the Coronation Parade frontage. In addition, the provision of an ATM in this location will allow for access to additional services as well as the enhancement of the offer of the existing Post Office which, as set out in the statement submitted in support of the planning application, is considered to play a vital social and economic role within many local communities. The development will therefore both contribute to the aims of Section 8 of the National Planning Policy Framework (Para. 69) which seeks to promote healthy local communities, strong neighbourhood centres and active street frontages, as well as conform to the requirements of Saved Policy 133.TC of the adopted Local Plan through the enhancement of the vitality of the Neighbourhood Parade (Coronation Parade).

Crime prevention:

Saved Policies 59.BE and 133.TC of the Eastleigh Borough Local Plan Review 2001-2011 require that development reduces the potential for criminal activity and anti-social behavior through the use of appropriate design which includes the provision of desirable security measures (as per paragraph 4.32 of the Local Plan). Of relevance to this proposal is application F/11/69799 which refused planning permission for the installation of an ATM at No. 8-9 Coronation Parade (Co-Operative Foodstore) in November 2011 on the grounds that insufficient information of adequate crime prevention measures had been submitted to demonstrate that the ATM would not cause

ASSESSMENT OF PROPOSAL

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harm to community safety in the area. This followed an objection to the proposals from the Crime Prevention Design Advisor and specifically related to a lack of information being provided in respect of such matters as the compliance of the development with the ATM Security Working Group Best Practice Guide, the carrying out of risk assessments, the safety of staff and users of the machine, CCTV provision, as well as the researching of related crime incidents within the local area.

Whilst the Eastleigh Crime Prevention Design Advisor made no comments in respect of this current planning application, the applicants have submitted a detailed statement addressing the matters of community safety and ATM security which covers each of the issues raised in respect of the aforementioned refused application at No. 8-9 Coronation Parade. On this basis, it is considered that the application includes adequate and desirable security measures to reduce the potential for criminal activity and anti-social behavior in the area and is as such deemed to be in compliance with the requirements of Saved Policies 59.BE and 133.TC of the adopted Local Plan.

Residential amenity:

Whilst a number of the commercial units within Coronation Parade have residential flats above them and the proposed cash machine will be in operation 24 hours a day, it is not considered that given its scale and nature it will generate such a level of activity as to impact unduly upon the amenity of the occupiers of these dwellings. The proposals are therefore considered to be in compliance with the requirements of Saved Policy 59.BE of the adopted Local Plan in this regard.

Highway matters:

There are no highway related concerns in respect of the development and the Council's Head of Transportation and Engineering has raised no objections to the proposals in this regard. Whilst the comments made concerning the proximity of the red pillar box to the ATM are noted, having reviewed the submitted drawings and assessed the matter as part of the Case Officer's site visit, it is considered that there is adequate space in and around this existing feature to allow for sufficient access to as well as the safe usage of the cash machine in the position proposed.

Overall for the reasons as set out above, the development is considered to comply with the relevant development plan policies, associated supplementary planning guidance and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The application is recommended for approval.

REF. NO. «AltRef»