

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

12th May 2004

AUTHOR/S: Director of Development Services

**S/0496/04/F – Great Shelford
Installation Of Automatic Teller Machine at The Co-Op Store, 76 High Street, Great
Shelford for The Co-Operative Bank**

Recommendation: Approval

Conservation Area

Site and Proposal

1. The application site is occupied by the Co-Op store, a two-storey brick and slate building located on the west side of the High Street. The neighbouring property to the north is set back from the road, with its driveway next to the side elevation of the Co-op. To the south is a track leading to a back-land plot, followed by Selwyn Close, a cul-de-sac of three houses.
2. The full application, submitted on 10th March 2004, seeks consent for the installation of an Automatic Teller Machine (ATM). This would be positioned to the left side of the public shop entrance next to the pavement on the High Street.

Planning History

S/2295/02/F – Installation of 2 Condenser Units, Approved 28/1/03

S/1767/02/A – Signs, Approved 23/12/02

S/0358/01/A – Signs, Approval 19/4/01

S/1759/97/F – Extension, Approval 9/2/98

Planning Policy

3. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 requires development to protect and enhance the quality of the historic built environment.
4. **Policy EN 30 (Development In Conservation Areas)** of the South Cambridgeshire Local Plan 2004 states proposals will be expected to preserve or enhance the special character and appearance of Conservation Area. Applications which do not fit comfortably into the Conservation area will be refused.
5. **Policy SH 8 (Shop Fronts)** of the South Cambridgeshire Local Plan 2004 states proposals for alterations to existing shop fronts must be in character with the building itself and the street scene.

Consultations

6. **Great Shelford Parish Council** objects to the application stating “as the Co-op is open from 8am – 10pm where cash back facilities are available, this ATM will encourage out of shop hours use to the detriment of the amenities of adjoining residential properties. It will also lead to additional parking problems outside the Co-op”.
7. The **Conservation Manager** raises no objections to the proposal as the shop front is not of any particular design merit and the introduction of the ATM is therefore not considered to harm the Conservation Area.

Representations

8. Objections have been received from Nos. 27, 72 and 74 High Street, No. 2 Selwyn Close, and the Great Shelford Free Church. The main points raised are
 - Proximity to two further ATM's within the village
 - Parking
 - Traffic and pedestrian congestion
 - The Co-op's own cash back facility
 - Potential increase in crime
 - Out of hour disturbance
 - Litter
 - Appearance of the shop in the Conservation Area

Planning Comments – Key Issues

1. The key issues in relation to the application are
 - Impact on the character of the Conservation Area
 - The amenity of local residents
 - Highway safety/parking
2. The Co-Operative store is situated along the pavement edge of the High Street in the Great Shelford Conservation Area. The proposed ATM is to be situated adjacent to the main entrance into the shop. As confirmed by the Conservation Manager, the shop front has no particular design merit and the ATM would therefore not harm the appearance of the building, and nor would it be detrimental to the Conservation Area.
3. Much concern has been expressed from local residents and the Parish Council on the basis that the ATM would result in increased vehicular and pedestrian congestion. This will undoubtedly be the case. However, given that the site is located in the High Street within the commercial heart of the village, it could not reasonably be argued that the increase in activity would be detrimental to the amenities of local residents or to highway safety.
4. The proximity of the site to other ATM's within the village is not a material planning consideration.

Recommendation

Approval

1. Standard Condition A – Time limited permission (Reason A).

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P7/6** (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004: SH 8** (Shop Fronts), **EN 30** (Development In Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Proximity of further ATM's
 - Traffic and pedestrian congestion
 - Potential crime increases
 - Appearance of the Conservation Area
 - Litter
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file ref S/0496/04/F

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