

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7 July 2010

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and New Communities)

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### **S/0634/10/F - HARSTON ATM Cash Machine POD (Retrospective) at 123 High Street for BP Harston**

**Recommendation: Approval**

**Date for Determination: 16 June 2010**

#### **Notes:**

**This application has been reported to the Planning Committee for determination as the Officer recommendation is contrary to the response from the Parish Council.**

#### **Site and Proposal**

1. The application site is occupied by a BP petrol filling station located inside the Harston village framework and on the west side of the A10 High Street. The road is subject to a speed limit of 30 miles per hour, whilst there is a pedestrian crossing adjacent to the north-eastern corner of the site. Beyond the northern boundary of the site is a bungalow, No.131 High Street, which is situated approximately 15 metres away from the common boundary. To the south is an access serving a number of properties including Nos. 125a and 125b High Street, a pair of semi-detached dwellings located to the west whose rear gardens adjoin the western boundary of the site.
2. The full application, registered on 21 April 2010, seeks retrospective consent to site a free-standing cash machine on the premises. This ATM pod is sited directly adjacent to the western edge of the building, approximately 23 metres away from the frontage of the premises, 8 metres from the boundary with No.131 High Street and 12 metres from the boundary with No.125b High Street. The structure has a footprint of 0.9 metres x 0.9 metres and stands a total of 2.45 metres high. The cash machine element is illuminated at night by low-level backlit illumination. To each side of the machine are two anti ram-raid bollards.

#### **Relevant Planning History**

3. **S/0767/90/F** – Planning permission granted for the redevelopment of the petrol filling station including shop, office and alterations to access. This was subject, in part, to a condition restricting the hours of operation to 7am-10pm on weekdays, and 8am-10pm on Sundays.
4. **S/1336/07/F** – An application for the installation of an ATM was withdrawn. The proposal sought to position the cash machine at the front/east elevation of the building. The application was considered at Chairman's Delegation, at which it was resolved to approve the scheme subject to further information regarding illumination. Whilst such information was provided and deemed to be acceptable, the design of the machine differed from the original drawings,



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and the applicant was therefore required to withdraw the application with a view to subsequently submitting a revised scheme.

5. **S/0367/10/F** – Application for the removal of condition 8 of planning permission S/0767/90/F to allow for the petrol filling station to operate 24 hours was withdrawn. Officers had been minded to refuse the application due to the impact upon the amenities of occupiers of Nos. 125a and 125b High Street, by reason of noise and light pollution.
6. **S/0844/10/F** – An application to vary condition 8 of planning permission S/0767/90/F to extend the opening hours to 1 additional hour either side of the existing permitted hours was submitted to this Authority last month and is currently pending a decision.

### **Planning Policy**

7. East of England Plan 2008:  
**SS1** - Achieving Sustainable Development  
**ENV7** - Quality in the Built Environment
8. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:  
**DP/1** - Sustainable Development  
**DP/2** - Design of New Development  
**DP/3** - Development Criteria  
**NE/14** - Lighting Proposals  
**NE/15** - Noise Pollution
9. Supplementary Planning Documents:  
District Design Guide SPD – Adopted March 2010
10. **Circular 11/95 (The Use of Conditions in Planning Permissions)** - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
11. **Circular 05/2005 (Planning Obligations)** - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

### **Consultations**

12. **Harston Parish Council** recommends refusal, stating:  
  
“We feel this ATM is too near private dwellings and use at night, particularly by drivers of the heavy goods vehicles traversing our High St, would create great disturbance.”
13. **The Environmental Health Officer** raises no objections to the implications of the proposal in terms of noise and environmental pollution. In addition, it is not considered there would be an excessive number of vehicle movements visiting the site through the night, to warrant a recommendation for refusal on such grounds.

14. **The Local Highways Authority** raises no objections, stating that the location of the ATM cash machine is satisfactory.

### **Representations**

15. Objections have been received from the occupiers of Nos. 122, 125a and 125b High Street. The key points raised are:
- (a) The structure is permanently illuminated and affects the occupiers of 125b at night.
  - (b) There is increased noise disturbance to occupiers of adjoining dwellings due to customers using the facility.
  - (c) There are more motorists using the cash machine resulting in a loss of privacy to occupiers of No. 125b.
  - (d) As a result of cars parking outside the cash machine, there are more fumes from the site.
  - (e) The cash machine poses an increased security risk to nearby dwellings. The last cash machine sited at the front of the premises was ram raided on several occasions.
  - (f) The cash machine was erected before planning permission was applied for.
  - (g) Why is the facility required? There are four ATM's within five minutes drive.

### **Planning Comments – Key Issues**

16. The application has been submitted following pre-application advice. Initially, it was proposed to site an ATM at the front of the service station. Officers raised concerns about the highway safety implications of the proposed siting, which it was considered may lead to vehicles stopping and parking on the A10 and result in conflict with vehicles exiting the service station and pedestrians using the nearby crossing. Concerns were also raised regarding the visual prominence of the proposed ATM. As a result of these issues, Officers suggested at the time that the ATM be sited within the service station area adjacent to the shop.
17. The key issues to be considered in the determination of this application relate to: the design and visual impact of the structure; the impact upon the amenities of adjoining residents; and highway safety.

### **Design and Visual Impact**

18. The free-standing cash machine structure is set well back from the road on the south-west side of the shop and on the west side of the forecourt canopy. It stands 2.45 metres high, so is therefore much lower than the adjacent shop and canopy, and is coloured dark green to match the colour of the fascia of the shop. The cash machine is very discretely sited and does not result in harm to the character and appearance of the street scene.

### **Residential Amenity**

19. The cash machine is sited approximately 12 metres away from the edge of No.125b High Street's garden area and around 17 metres from the rear elevation of the dwelling itself. The other half of the pair of semi-detached dwellings, No.125a, is sited some 3 metres further away. Objections have been received from the occupiers of both dwellings. In order to assess the impact upon the amenities of occupiers of these properties, the Environmental Health Officer has visited No.125b High Street after dark and

viewed the cash machine from the bedroom window, and has concluded that the light from the machine itself does not cause serious harm to the amenities of nearby residents by reason of light pollution. In addition, the Environmental Health Officer has raised no concerns in respect of any noise disturbance arising from the use of the cash machine, including from associated vehicle movements.

20. Concerns have been raised by nearby residents regarding the security implications of the cash machine. As stated within paragraph 2, there are anti ram-raid bollards on both sides of the structure, whilst the petrol filling station is also protected by CCTV, thereby providing adequate surveillance of the ATM for security purposes.

### ***Highway Safety***

21. Vehicular access to the ATM is via the existing petrol filling station and forecourt, and the Local Highways Authority (LHA) has raised no objections in respect of the highway safety implications of the development. In its comments relating to the previously withdrawn application, the LHA stated that petrol filling stations are very high generators of traffic and that the additional movements associated with an ATM on the premises would not have a significant additional detrimental impact upon the public highway.

### **Recommendation**

22. Approval.

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

- East of England Plan 2008.
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.
- South Cambridgeshire Local Development Framework (LDF) Supplementary Planning Documents: District Design Guide.
- Circulars 11/95 and 05/2005.
- Planning File Refs: S/0634/10/F, S/0367/10/F, S/1336/07/F, S/0767/90/F and S/0844/10/F.

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