

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th July 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0974/07/F - MILTON

Installation of ATM and Anti-ram Raid Bollards, Tesco Stores, Cambridge Road for Tesco Stores

Recommendation: Approval

Date for Determination: 12/07/07

Notes:

This Application has been reported to the Planning Committee for determination because of a recommendation of refusal from the Milton Parish Council contrary to that of the case officer.

Site and Proposal

1. The site in question is a small piece of land adjacent to the existing petrol filling station that fronts the Tesco site adjacent to the Cambridge Road. At present this land consists of low-level landscaped strip, which abuts an existing store area next to the petrol filling station kiosk. The land is adjacent to a zebra crossing, which leads into the main car park of the site. The ATM would only be visible from within the site due to the oblique angle from the Cambridge Road roundabout and the view being blocked by the kiosk. The site is within the Milton Village Framework albeit on its edge adjacent to the Cambridge Green Belt and the junction to the A14 Highway.
2. The application, received 17th May 2007, proposes a single ATM adjacent to the existing petrol filling station. The ATM would comprise of single rectangular unit with the front facade facing east to the petrol pumps and would be located adjacent to the existing store area beside the filling stations kiosk. The plans do show that the kerb would be levelled off to that of the forecourt to allow safe access to the ATM and kiosk entrance albeit nearer to the exit of the forecourt as the kerb curves around the bend. The ATM would be encased within blue cladding and surrounded on three sides by 6 anti-ram raid bollards in total. The plans suggest that the existing landscaping will not be retained.

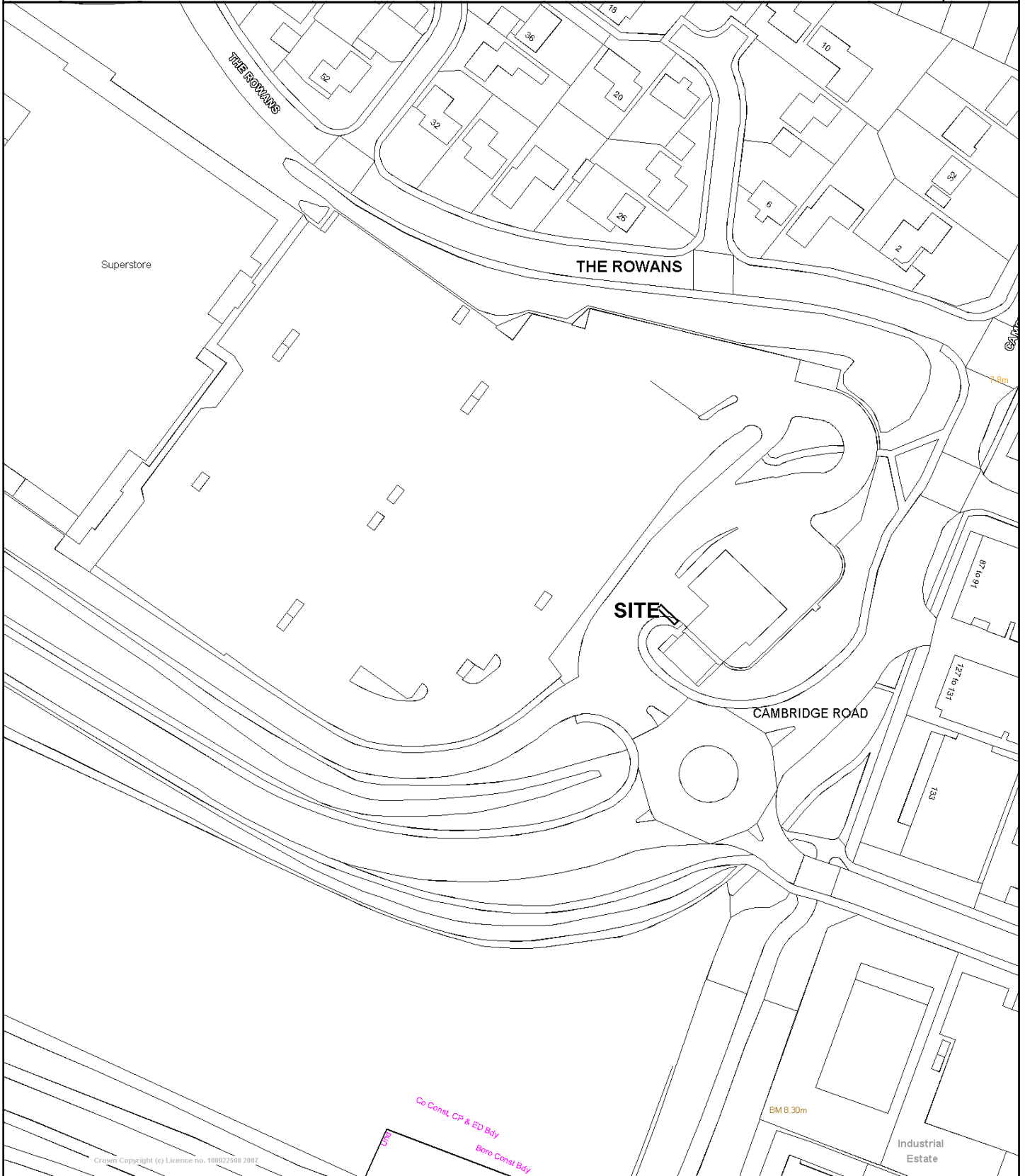
Planning History

3. Several planning applications spanning over the last 20 years, none of which for any specific alterations to the petrol filling station.

Planning Policy

South Cambridgeshire Local Plan 2004

4. **Policy SH9 "Extensions to shops"** of the Local Plan, which seeks extensions to village shops to be sympathetic to the general environment in terms of siting, design, layout, materials and parking standards.



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Scale 1/1250 Date 21/6/2007

Centre = 547298 E 262210 N

JULY PLANNING COMMITTEE 2007

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3 “Sustainable Design”**, which seeks a high standard of design and sustainability for all new development

Consultation

6. **Milton Parish Council** – Recommend refusal on the grounds that cars parking at the petrol forecourt (already a crime area) and by the zebra crossing to access an ATM in this position will create hazards.
7. **Local Highway Authority** – The proposed ATM machine lies within the area controlled by the applicant. Although not within the adopted public highway the installation of a 'zebra crossing' feature, which is widely understood to give pedestrians priority will reduce the hazards associated with crossing areas of live traffic. It is unlikely that the proposed ATM machine will increase casual or nuisance parking on the highway and control of such parking in and round the petrol station would be the responsibility of the applicant.
8. **Disability Forum** – Kerb would need to be lowered from forecourt to allow for wheel chair access to new ATM, otherwise we welcome the development within this location.

Representations

9. None received

Planning Comments – Key Issues

10. The proposed ATM would be sited within a piece of land which is currently unused by the Petrol Station, although it does provide some aesthetic value through a minimal landscaping scheme. Nevertheless the loss of such foliage would not be detrimental to the surrounding area and is therefore not worthy of retention. The ATM would be sited so it faces the parked vehicles within the forecourt and there would be a dropped kerb to allow access for disabled access. The design and access statement states that the unit would be within the range of the CCTV system already in operation and would be enclosed by anti-ram raid bollards to ensure security by design. The unit would not be visible until approached within the Tesco site as it would be screened by the existing kiosk building. The ATM would be of a height to serve all users especially disabled wheel chair bound customers and the existing roof canopy to the forecourt would act in part as a solar shield to the display screen of the ATM.
11. There is no indication that the ATM would result in any increase in traffic movements to this part of the site or cars stopping on the highway. There are other ATM units further within the site close to the store entrance. The current proposal is for an ATM to serve the customers already using the filling station. The comments from the Highways Authority confirm that the proposal is unlikely to result in any highway hazards and that any anti-social or unlawful parking would be an issue for the applicant as the road is not adopted. However this entrance point is a 30 mile an hour zone and the road does bend with traffic slowing to enter the site, there are also zebra crossings along this section of road slowing traffic entering and exiting the site. The unit would be clad in the traditional blue colour to match that of the Tesco signage and would not look out of place within this location.

Recommendation

12. Approve

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Rc A).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
SH9 (Extensions to Shops)

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 Application File S/0974/07/F

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