

Date of Meeting	7 th April 2016
Application Number	15/11944/FUL
Site Address	Co-op Food 65 Bulford Road Durrington SP4 8DL
Proposal	Proposed installation of an automated teller machine and non-illuminated top sign.
Applicant	Cardtronics UK Ltd
Town/Parish Council	DURRINGTON
Electoral Division	DURRINGTON AND LARKHILL (Cllr Graham Wright)
Grid Ref	416063 144265
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

Councillor Graham Wright wants this matter to be considered by Committee due to Highway Safety concerns.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be APPROVED subject to conditions.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Visual impact and Design
- Highway considerations
- Impact on Neighbour Amenity

The application has raised objections from Durrington Parish Council, 1 letter of objection has been received.

3. Site Description

The application site lies on a corner plot on the northern side of the Bulford Road and New Road junction within the village of Durrington. The area is predominantly residential with retail units and a doctor's surgery neighbouring to the north of the site. Situated approximately 150m to the south off School Drive is the Durrington Junior School. The site

does not fall within a conservation area, nor are there any listed buildings within the vicinity. The site has its own car park to the rear that accommodates 14 spaces.

4. Planning History

S/2004/1067	Installation of Automatic Teller Machine	Approved with conditions – June 2004
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5. The Proposal

The application seeks planning permission for the installation of an Automatic Teller Machine (ATM) on the front elevation of the building facing onto Bulford Road. Permission was previously granted in 2004 but the works have not been implemented. The proposal also incorporates advertisements associated with the ATM which are subject to an accompanying Advertisement Consent Application (15/12231/ADV).

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7: Requiring good design

The Wiltshire Core Strategy (WCS) – Adopted January 2015:

- CP57 (Ensuring high Quality Design and Place Shaping)
- CP61 (Highway Safety)

7. Summary of consultation responses

Local Highways Authority – No objections

Parish Council – Objections

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

1 letter of representation have been received which objects to the proposal on the basis of harm to the community that would result from possible parking issues that may be associated with the scheme.

Bulford Parish Council – Object to the application

“We have concerns over road and pedestrian safety due to its location facing a controlled pedestrian crossing adjacent to a bus stop and next to a busy parking area for the Chemist and a Doctors surgery opposite. This section of road is frequently blocked by delivery vehicles gaining access to the rear of the shop and despite traffic restrictions

drivers illegally park on the crossing white lines directly adjacent to the proposed location. Whilst supplying a good service for pedestrians it will encourage some drivers to illegally park when using the facilities and only exacerbate the traffic problem in this area.”

Highway Officer – No objections to the application

“The ATM will be attached to an existing food / convenience store and whilst some users of the ATM may drive to the site solely to use the machine, many will combine it with a visit to the Co-op. It serves the local community, some of whom will walk and will benefit from a conveniently located ATM. The Co-op has a reasonable sized accessible car park to the rear of the store for the use of all customers. I also note that there are parking restrictions (double yellow lines) on New Road, adjacent to the Co-op and the location of the zebra crossing and zigzag markings should prevent parking directly to the front of the store, as it is an offence to park on zigzag markings.

I have considered the proposal and I note the concern of the local residents however I wish to raise no highway objection to the ATM or the associated signage.”

9. Planning Considerations

9.1 Visual impact and Design

In terms of the impact of the proposed ATM on visual amenity, it is not considered that there would be a significant impact. The site is already used as a local shop unit and an ATM is a common occurrence with this type of unit. It is not considered that an addition of this nature would have any detrimental impact on the visual amenity of the area.

The ATM is proposed to be sited on the front elevation of the unit facing on to the Bulford Road. It is not considered that any negative impact would result on visual amenity with the proposed location.

9.2 Impact on Highway Safety

As previously advised the site is located on the junction of the Bulford Road and New Road, there is also a pedestrian zebra crossing on the Bulford Road adjacent to the site. Concerns have been raised by the Parish and local residents with regards to the impact that the insertion of an ATM at this site may have on the Highway Safety of the area. Concerns relate to the potential for people stopping outside the site by the zebra crossing to get out and use the machine and the impact this may have on the safety of the crossing.

The Highway Officer has been consulted on the scheme and whilst acknowledging the concerns, do not raise any objections to the scheme. As stated within their comments, the site has a reasonably sized car park to the rear of the site for use by the Co-Op customers which holds 14 spaces. Furthermore, there are parking restrictions (double yellow lines) on New Road, adjacent to the Co-op and the location of the zebra crossing and zigzag markings should prevent parking directly to the front of the store, as it is an offence to park

on zigzag markings. This shows that there are prevention methods in place to stop people parking dangerously by the zebra crossing and site as a whole.

It is not considered that the works can be recommended for refusal on the grounds of highway safety given the existing parking restrictions that are in place and existing car park as it is not a planning consideration whether people choose to park safely.

9.3 Impact on Neighbour Amenity

It is not considered that the development will result in any negative impact on the amenity of the neighbouring residents. The site is an existing local convenience store and whilst some users of the ATM may visit the site solely for the purpose of using the machine, many visitors will combine it with a visit to the Co-op. It is not considered that the use of the ATM would result in an increase in footfall that would result in significant detriment being caused to neighbour amenity by way of an increase in noise or privacy.

10. Conclusion

The proposed development, by virtue of its siting, setting and scale, is considered to be acceptable with no resulting significant impact to neighbour amenity, visual amenity or the highway safety. It is therefore considered that the application be in accordance with Core Policy 57 and 58 of the adopted Wiltshire Core Strategy and government guidance contained within the NPPF and PPG.

Subject to conditions, it is not considered that the scheme will have an adverse impact upon highway safety or visual amenity and is therefore recommended for approval.

RECOMMENDATION: To grant planning permission subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan
- Block Plan
- External Security Wall Construction Drawing
- Drawing No. E017970
- Drawing No. NW0187

REASON: For the avoidance of doubt and in the interests of proper planning.