

**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 7**

**REPORT OF**      Head of Planning & Building Control

<b>APPLICATION NO.</b>	<b>P08/W1292</b>
<b>APPLICATION TYPE</b>	<b>FULL PLANNING PERMISSION</b>
<b>REGISTERED</b>	<b>03.12.08</b>
<b>PARISH</b>	<b>WALLINGFORD</b>
<b>WARD MEMBER(S)</b>	<b>Imran Lokhon</b>
<b>APPLICANT</b>	<b>Waitrose Limited</b>
<b>SITE</b>	<b>Waitrose 1 St Martins Street</b>
<b>PROPOSAL</b>	<b>Installation of external ATM Pod</b>
<b>AMENDMENTS</b>	<b>None</b>
<b>GRID REFERENCE</b>	<b>460647/189419</b>
<b>OFFICER</b>	<b>Miss G Napier</b>

**1.0 INTRODUCTION**

- 1.1 This application has been referred to the Planning Committee because the officer recommendation conflicts with that of the Town Council.
- 1.2 Waitrose is located within the centre of Wallingford on the junction between High Street and St Martin’s Street. There are two entrances to the store, one on St Martin’s Street and one to the rear which is accessed via the public car park.
- 1.3 The site lies within the Wallingford Conservation Area.
- 1.4 The site is identified on the Ordnance Survey extract **attached** at Appendix 1.

**2.0 PROPOSAL**

- 2.1 The proposal is to install a free standing ATM pod outside the car park entrance to the store where there are currently bicycle racks. The pod measures some 1.37 metres wide by some 1.375 metres deep and 2.19 metres high. In association with the ATM pod it is proposed to install anti ram bollards and additional lighting and a CCTV within the store entrance canopy. The cycle racks are to be relocated as indicated on drawing 675.ATM.02.
- 2.2 The justification provided by the applicant for the proposed ATM is that it such a service has been requested by customers of the store. Although a ‘cash back’ service is currently offered it does not offer the same service as an ATM. The bank offers free cash withdrawals along with other banking services such as balance enquiries, change of PIN etc and unlike ATM’s, cash back has a maximum limit of £50. In order to be able to provide this service the tills have to contain a higher float which increases risk. The applicants’ also argue that it is now common practice for all retail supermarkets to offer an ATM service and Waitrose wishes to offer the same service as its competitors.
- 2.3 A copy of the submitted plans is **attached** at Appendix 2 along with the applicants’ design and access statement.

**3.0 CONSULTATIONS & REPRESENTATIONS**

**3.1 Town Council**

Recommends refusal – ‘Proposed location at the rear of the store is in an area where there is some anti-social behaviour and users of the ATM would be at greater risk of being victims of crime outside normal store hours. In addition there is no evidence of any need for this ATM.

**Neighbours**

X1. Objection – The proposed location will draw people away from the town centre contrary to SODC initiatives to improve the vitality and economic sustainability of Wallingford. There are adequate numbers of ATM’s already in Wallingford. This is a dark area and ATM customers could be vulnerable to intimidation. No convincing case has been made for the need of an ATM.

**Crime Prevention Design Advisor**

No objection - It is important that ATM machines are located where security measures are in place. ‘During the day the area....is very busy with shoppers however out of trading hours this location becomes quite isolated. The town centre CCTV system operates within the immediate area of the proposed ATM site and the submitted plans indicate that there will be anti ram bollards and there will be additional CCTV within the canopy area of the shop entrance which will monitor the ATM.

**Conservation & Design Officer**

No objection.

**4.0 RELEVANT PLANNING HISTORY**

**4.1 P02/W0574**

Demolition of buildings and erection of a new retail store (class A1) including ancillary A3 floorspace, service yard, car parking, new access road and associated landscaping (as amended by drawings listed in letter from agent dated 27th February 2003). Planning Permission on 29 September 2003.

**5.0 POLICY & GUIDANCE**

**5.1 Adopted SOLP Policies**

- G6 – Promoting good design
- CON7 – Proposals affecting a Conservation Area
- EP3 – Light pollution
- D6 – Design against crime

**6.0 PLANNING CONSIDERATIONS**

**6.1** The main issues in this case are:

- Design and scale
- Impact on character and appearance of the Conservation Area
- Light pollution
- Crime prevention

- 6.2 **Design and scale.** The ATM pod is to be located on the hard standing directly outside the Waitrose store. The elevations of the pod are to be painted white and will remain largely free of lettering and signage. It is modest in terms of its scale with a footprint of some 1.9 metres sq and is in keeping with the character of the immediate area in accordance with Policy G6 of the adopted South Oxfordshire Local Plan.
- 6.3 **Impact on character and appearance of the Conservation Area.** The Waitrose store is located within the town centre and there are various items of street furniture within close proximity of the installation site. These include bollards, street lights, traffic signals and 'Pay and Display' machines. The pod would be located within 4.5 metres of the store entrance amongst the cycle racks. The pod is constructed from metal and will be finished in white paint with a stainless steel 'cash' sign embossed on the side elevation. It is modest in scale and will be read in views against the back drop of the large supermarket building. Having regard to the urban setting and to the relatively discrete siting of the ATM pod, the proposed development will not have a detrimental impact on the character and appearance of the Wallingford Conservation Area in accordance with Policy CON7 of the adopted South Oxfordshire Local Plan.
- 6.4 **Light Pollution.** The nearest residential property is some distance away from the proposed site and the additional lighting would be low level and directional and as such, your officers consider that the proposed installation and associated works will not have a detrimental impact on the amenities of residents by reason of light pollution in accordance with Policy EP3 of the adopted South Oxfordshire Local Plan.
- 6.5 **Crime prevention.** The area is covered by CCTV cameras and additional lighting and CCTV are proposed as part of the development. Anti ram bollards will also be installed to help prevent theft and vandalism. No objection has been raised by the Crime Prevention Design Advisor and having regard to the additional security measures that are proposed, your officers consider that the opportunity for crime has been reduced through the design in accordance with Policy D6 of the adopted South Oxfordshire Local Plan. This addresses the concerns raised by Wallingford Town Council.
- 7.0 **CONCLUSION**
- 7.1 Officers recommend that planning permission is granted because the proposal is sympathetic to the character of the area and will not detract from the character and appearance of the Wallingford Conservation Area. The development has been designed to minimise the potential for crime and is in accordance with Development Plan Policies.

8.0 **RECOMMENDATION**

8.1 **Planning permission is recommended subject to the following condition:**

**1. Commencement within 3 years**

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