Development Management - Delegated Officer Report

Application Number: **Recommendation –** Approve
AWDM/1852/15 & AWDM/1853/15

Site: Supermarket The Co-operative Complex Ham Road

Proposal: AWDM/1852/15 – Installation of ATM
AWDM/1853/15 – Application for 1 no. non illuminated ATM fascia sign

Date of site visit: 9 February 2016

Neighbours checked: Y

Additional neighbour notifications: N
Site notices posted 9.2.2016

Proposal, Site and Surroundings
The site relates to the Co-op supermarket which is part of a complex of three other commercial units on the south side of Ham Road accessed via a small pedestrian precinct.

Permission is sought for the installation of an ATM at the front (north) of the building which would be sited approximately 17 metres from the north east corner of the building set within the third of six windows which front onto the pedestrianised courtyard/precinct. The window is between the main entrance and exits from the supermarket, approximately 6 metres from the eastern exit. The ATM would be centrally located within the glazed window and would be 0.64m wide and 1m high set approximately 0.8m from ground level. The top of the ATM would contain a green perspex sign with white lettering which would be non-illuminated.

Relevant site history

AWDM/0715/11 – Permission granted for ATM 4.11.2011

Consultations

Southern Water – AWDM/1852/15 &AWDM/1853/15 – no objections

Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1
National Planning Policy Framework (CLG 2012)

Planning Assessment

A similar ATM was approved in 2011 in the same position as the application proposal and included a higher level sign, which was not implemented. The proposed ATM machine would be located in the front elevation of the supermarket, set back from the entrance of the shopping complex where it meets Ham Road. Given the commercial context of the supermarket and other shops it is considered that the ATM and sign would not be out of keeping.

Given the location of the site within the town centre and proximity to the railway station and other commercial premises where commercial activity is moderately high, it is not likely to have any adverse impact on residential amenity to the occupiers of dwellings in Ham Road.

The non-illuminated advertisement is considered acceptable from a highway safety perspective.

Recommendation 1

AWDM/1852/15 – ATM machine
APPROVE
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered site location plan deposited 7 January 2016
   Unnumbered block plan deposited 7 January 2016
   Drawing number E017560 entitled 'Proposed Automated Teller Machine (ATM) Installation for Cashzone' deposited 7 January 2016
   Drawing number NW0228 Rev 01 entitled 'Receipt/Litter Bin' deposited 7 January 2016
   Drawing number NW0112 Rev 03 entitled 'ATM' deposited 7 January 2016
   Drawing number NW0093 entitled 'Cashzone Wincor 2050 Logo Panel' deposited 7 January 2016
   Unnumbered photographs deposited 7 January 2016

Informative
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Recommendation 2

AWDM/1853/15 – non illuminated fascia sign
APPROVE
Subject to Conditions:-

1. Standard advertisement conditions 1-6
2. Drawing numbers: as above

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 22 March 2016

Authorised by: Peter Barnett Date: 23 March 2016