DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0071/19/FUL
Proposal: Retention of an installed ATM Pod in grey finished steel with grey steel ATM fascia. Installation is in front of the brickwork back wall to the right of the Convenience Shop Night Pay Counter on a concrete base. Three bollards have been installed on the ATM Pod concrete base.
Location: Moor Lane Service Station
8-10 Moor Lane Harton
South Shields
NE34 6BZ

Site Visit Made: 12/03/2019

Relevant policies/SPDs

1 DM1 - Management of Development (A, B and G)

Description of the site and of the proposals

Planning permission is sought for the retention of an installed ATM pod and surrounding bollards at Moor Lane Service Station, 8-10 Moor Lane, South Shields. The surrounding area is a mix of residential properties and local shops/services with a cemetery opposite within the Harton area of South Shields.

The ATM pod is set back from Moor Lane in front of a high brick wall and to the right of the convenience shop night pay counter, measuring 0.97m wide and deep, and 2.220m high. The ATM pod and three bollards are installed on top of a concrete base with a further two user protection bollards located 1m forward of the pod. The concrete base measures 1.27m wide by 0.97m deep.

A separate (and related) planning application (ST/0088/19/ADV) has also been submitted for advertisement consent for the non-illuminated black and green decal signage on the ATM pod and fascia.

Planning History

ST/0088/19/ADV - Separate (and related) advertisement consent application has also been submitted for the ATM fascia and non-illuminated black and green decal signage.

Reference: ST/1083/17/FUL
Description: Retrospective application for new shop front.
Decision: Grant Permission No Conditions
Date: 23/01/2019

Reference: ST/1080/17/ADV
Description: Retrospective advertisement consent sought for 1no. externally illuminated fascia sign and 1no. non-illuminated projecting sign.
Decision: Grant Permission with Conditions
Date: 23/01/2019

Publicity / Consultations (Expiry date 28/03/2019)

1) **Neighbour responses**
None

2) **Other Consultee responses**
Traffic & Road Safety – No highway comments
Community Safety – Based on the information available to us, content with the proposal
Police Architectural Liaison Officer – I can find no grounds from a crime prevention point of view to object to this application and I have no further comments to make.

Assessment

The main issues relevant to the assessment of this proposal are the;

- Impact on visual amenity;
- Impact on residential amenity; and
- Impact on highway safety

Visual Amenity

Policy DM1(A) requires development to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The installed ATM is considered acceptable having regard to its design, size, and position within the service station. It has no material or adverse impact on the visual amenity of the existing service station or surrounding street scene, taking into account the commercial character of the property; and accord with Policy DM1 (A) of the South Tyneside LDF, as well as the requirements of the NPPF.

Residential Amenity

Based on the character of the surrounding area, the existing use of the premises and position of the nearest residential properties; it is not judged that the ATM causes harm to the amenity of surrounding residents. The Council's Community Safety team were consulted and are content with the proposal. The Architectural Liaison Officer for Northumbria Police was also consulted and confirmed that they had no objections to the ATM, having considered the crime and incident figures for the surrounding area.

As such, it is judged that the development accords with policy DM1 (B) of the South Tyneside LDF, and the requirements of the NPPF.

Highway Safety

The Council's Traffic and Road Safety Team have been consulted and have no comments regarding the development.

The ATM is not considered to raise any highway safety issues, by virtue of its position in relation to the vehicle flow through the petrol station and the public road.

It is therefore judged that the proposals are acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Conclusion

It is considered that the development would be in accordance with LDF Policy DM1 (A, B and G) and the requirements of the NPPF.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission No Conditions

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

«END»