

DELEGATED APPLICATION REPORT

Target Date: 07/02/2020

Application No: 191972/FUL (Retrospective)

Address: 980 Oxford Road, Tilehurst, Reading, RG30 6WR

Proposal: The retention of an Automated Teller Machine (ATM) and Non-Illuminated signed within a steel bunker.

Case Officer: David Brett

Applicant: Cardtronics UK Ltd, trading as Cashzone

Site Description and Surrounding Area

The proposal site is situated in Tilehurst at the front elevation of Waitrose, 980 Oxford Road. The existing plan consists of a shopping trolley park, fronted by canopy support for the host building, and a post box. The proposal site fronts on to a pathway that goes from the entrance of Waitrose to the North side of Oxford Road, allowing for pedestrian access to the shop.

Upon a further site visit on Thursday 30th January 2020, it was discovered that the plans have already been implemented and the construction complete (see photo in appendix of this report for reference). As a result, this proposal is now being assessed retrospectively.

Proposal

The proposal is seeking the retention of an Automated Teller Machine (ATM) and Non-Illuminated signed within a steel bunker. The signage associated with this proposal is being considered in application for advertisement 191973. Proposal 191972 concerns the installation of the ATM.

Internal Consultations

Reading Borough Council Transport

The proposal is for the installation of an ATM in an external bunker to the right hand side of the main entrance at Waitrose Reading. The ATM will be housed in a new grey steel

There is sufficient manoeuvrability for pedestrians when there is a queue for the ATM without causing an obstructing.

In view of this it is considered that the installation of an ATM in this location is acceptable and Transport does not have any objections.

Advertisements: restriction on illumination

- *The maximum luminance from the ATM Signage should not exceed 600 cd/m2.*

Reason: To avoid glare, which could lead to danger to highway users and/or in the interests of amenity in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Reading Borough Council Ecology

- No response.

External Consultees

Neighbours have not been consulted on this application.

Plans/Documents Considered

The agent supplied the following plans:

- Design and Access Statement - E023235
- Site Plan (with red outline) - E023235
- Proposed Automated Teller Machine (ATM) Installation for Cashzone - E023235-DG
- 6625 Illuminated Fascia Panel (Waitrose) - CSS 0001-CB - Sheet 3

These plans were received on 13th December 2019

Relevant Planning History

191973/ADV - The installation of 3 non illuminated vinyl advertisements and 1 illuminate panel.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework 2012;
National Planning Policy Guidance 2014 onwards;

Reading Borough Local Plan (November 2019)

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN12: Biodiversity and the Green Network
- TR3: Access, Traffic and Highway-Related Matters
- OU5: Shopfronts and Cash Machines

Appraisal

The main issues considered in this proposal are as follows:

- a) Amenity, Character and Appearance

- b) Security, Public Safety and Accessibility
- c) Green Link

- a) Amenity, Character and Appearance

This proposal is not considered to have a detrimental impact to amenity in the surrounding area. The existing space the proposed ATM occupies is not considered to be an area of considerable character or visual importance. The ATM is set back from the frontage of the building and sits under the canopy, next to the reduced trolley park.

The ATM is housed in a grey steel bunker. A user protection bollard is stationed in front of the ATM to the left, 1.3m from the ATM. The situation and overall design of the ATM is not considered to detrimentally impact the character and appearance of the surrounding area. The colour chosen for the housing allows for the ATM to not appear visually intrusive. The area in which the ATM is situated is also obscured from view from the main road and pathways along Oxford Road by hedges, fencing, and a grass verge.

- b) Security, Public Safety and Accessibility

The applicant has specified in the Design and Access statement that the site has approval from Cash in Transit Company. The approval relates to the protection of staff and customers when accessing the ATM. The selected area is considered to be well lit, has good sight lines and is accessible for all users of the proposed ATM.

- c) Green Link

As the proposal is on an already developed area within 980 Oxford Road, it is considered that there will not be a significant enough a loss in biodiversity to refuse this application. Reading Borough Council Ecology have been consulted on this application, no comment has been received regarding this application.

Conclusion

The development has been assessed and the works are considered to be in accordance with the above relevant policies and planning permission can be granted.

Recommendation

GRANT

Conditions

AP1: Approved Plans

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

- Design and Access Statement - E023235
- Site Plan (with red outline) - E023235
- Proposed Automated Teller Machine (ATM) Installation for Cashzone - E023235-DG
- 6625 Illuminated Fascia Panel (Waitrose) - CSS 0001-CB - Sheet 3

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policy CC7 of the Reading Borough Local Plan 2019.

INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

APPENDIX



Figure 1: Proposed ATM and bollard taken on 30/01/2020



Figure 2: Proposed ATM and bollard taken on 30/01/2020