

APPLICATION NO.	P12/V2243/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23 October 2012
PARISH	ABINGDON
WARD MEMBER(S)	Angela Lawrence, Helen Pighills
APPLICANT	Tesco Stores
SITE	The Ox 15 Oxford Road Abingdon OX14 2ED
PROPOSAL	Installation of ATM unit (re-submission)
AMENDMENTS	6 November 2012
GRID REFERENCE	450196/197890
OFFICER	David Rothery

1.0 **INTRODUCTION**

1.1 The site is the former The Ox public house on Oxford Road, which has been converted to a food store. A pedestrian crossing lies directly in front of the building. The site is adjacent to housing to the north (no.17 Oxford Road), and there is additional retail and commercial outlets to the south, beyond the access road to the rear car parking area. There is a bus stop and shelter with a lay-by fronting the adjacent parade of shops directly south of the building.

1.2 A location plan is **attached** at appendix 1.

1.3 This application comes to committee as Abingdon Town Council objects.

2.0 **PROPOSAL**

2.1 Installation into the front wall of the building of an auto-teller machine (ATM) unit.

2.2 Following negotiations, amended plans have been received relocating the ATM to the right hand side of the front elevation of the building. The amendment has also removed the originally proposed two metre high screen barrier along the common boundary with no. 17 Oxford Road.

2.3 Extracts from the application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Abingdon Town Council** objects:

“The council believes that the provision of an ATM at this property would lead to parking problems, safety concerns and traffic congestion due to a lack of adequate parking facilities for those using the ATM, in contravention of policy DC5 (access) of the adopted Vale of White Horse Local Plan 2011. In addition, the provision of this facility which would be available 24 hours a day would create disturbance and noise to local residents and represent unneighbourly development, in contravention of policy DC9 (impact on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011.”

3.2 **Neighbour representations** – One letter of objection has been received, raising concerns about noise and disturbance from the use of the ATM. This objection relates to the originally proposed position of the ATM on the left hand side of the building’s frontage. The ATM has now been relocated to the right side of the building’s frontage, further away from the adjacent dwelling.

3.3 **Highway officer** – The installation of an ATM in this location raises no significant highway related concerns. “Keep clear” markings exist on the highway to the front of the store to protect the pedestrian crossing.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/V2009](#) - Refused (28/10/2011)
Installation of ATM unit to front elevation

4.2 [P11/V2008](#) - Approved (09/11/2011)
Installation of new shopfront and external alterations

5.0 **POLICY & GUIDANCE**

Vale of White Horse Local Plan

5.1 Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.

5.2 Policy DC3 promotes crime deterrence and prevention in building design and site layout.

5.3 Policy DC5 requires safe and convenient access and parking and suitable access from the public highway.

5.4 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

6.0 **PLANNING CONSIDERATIONS**

6.1 The proposed ATM follows the conversion of the former public house to a supermarket. This change of use did not need planning permission.

6.2 The proposal is for the installation of an auto-teller machine (ATM) on the front wall on the southern side of the new entrance porch, which is a recessed part of the building.

6.3 The proposal does not detract from the general appearance or proportioning of the building. The activity associated with the use of the ATM would generate a level of movement and activity that could have impinged on the adjacent dwelling (no. 17 Oxford Road), but due to its repositioning onto the southern side of the building it is considered that such activity would not now be harmful to the amenities of the neighbour. The activity would be commensurate with that of a shopping frontage.

6.4 The proposal has been modified from that previously refused at the time of the conversion of the building to a supermarket. The original proposal included the erection of a two metre high enclosure on the boundary with no.17 Oxford Road. In addition the operator has offered to limit the use of the ATM to the supermarket opening hours, and to carry out hourly waste paper collections over the shop forecourt during the supermarket's opening hours to prevent litter building up.

6.5 The town council's concerns about parking and congestion associated with the use of the ATM have not been supported by the local highway authority, and no highways objection has been made to the ATM installation as proposed.

7.0 **CONCLUSION**

7.1 The proposed ATM will not harm the amenity of the adjacent dwelling to the north due to its positioning away from the common boundary and due to the site's location within a small commercial area. The ATM will not detract from the general amenity and appearance of the area, and will not be harmful to highway safety.

8.0 **RECOMMENDATION**

Planning permission is granted subject to the following conditions:

- 1. TL1 - Time limit**
- 2. Planning condition listing approved drawings**
- 3. Hours of operation linked to the shop opening hours**
- 4. Provision of litter bins to the ATM**

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