

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 5 JANUARY 2001

00/0760/FL: PLANNING PERMISSION FOR INSTALLATION OF AUTOMATIC TELLER MACHINE THROUGH EXISTING SHOPFRONT AT COSTCUTTER STORE, 8 MAIN STREET, DALMELLINGTON

APPLICATION BY BANK OF SCOTLAND

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the installation of an Automatic Teller Machine (ATM) on the front elevation of the ground floor shop premises. The proposal involves the removal of an existing shop window and cill/stallriser to the east of the building. The opening will be recessed back 0.6 metres from the existing building line and the ATM will be installed within the recessed opening. It is proposed to render the window returns and new infill wall to match the existing building.

2. RECOMMENDATION

2.1 It is recommended that the application be approved.

3. SUMMARY OF ANALYSIS

3.1 In terms of policy, the proposed development does not conflict with the policy provisions of the East Ayrshire Local Plan Finalised Version. The proposed development does however conflict with advice outlined in Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas 1998'. It is considered however that the building is not, either individually or as part of a group, of significant architectural merit. Although the proposal would affect its elevational symmetry, this would not have a significant adverse affect on the character of the Conservation Area.

3.2 It terms of the objections received, it is not considered that the proposed development would have an adverse effect on residential amenity as there is currently a high level of noise and activity within this area of High Main Street. Concerns regarding road congestion have not been echoed by the Roads Division. Furthermore, concerns regarding the safety of pedestrians, and in particularly wheelchair users, have not been echoed by the Roads Division or the Access Panel. It is considered that the present proposals have resolved the issues of road and pedestrian safety raised by the previous application.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposed development is subject to objection.

2. APPLICATION DETAILS

2.1 The site lies on the south side of Main Street, Dalmellington, near the corner of Main Street and Waterside Street, and within Dalmellington Conservation Area.

2.2 The site forms part of a traditional two-storey stone building in a mixed use area of predominantly retail and residential use. No. 8 Main Street comprises a shop on the ground floor and a flat on the first floor.

2.3 **Proposed Development:** Planning permission is sought for the installation of an Automatic Teller Machine (ATM) on the front elevation of the ground floor shop premises. The proposal involves the removal of an existing shop window and cill/stallriser to the east of the building. The opening will be recessed back 0.6 metres from the existing building line and the ATM will be installed within the recessed opening. It is proposed to render the window returns and new infill wall to match the existing building.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Dalmellington Community Council has not responded to the consultation letter.

Noted.

3.2 East Ayrshire Council Roads and Transportation Division has no objections to the proposed development.

Noted.

3.3 The Architectural Heritage Society has not responded to the consultation letter.

Noted.

3.4 The Access Panel has no objection to the proposed development.

Noted.

4. REPRESENTATIONS

4.1 Three letters of objection have been received with regard to the proposed development.

4.2 The location of the ATM would create disturbance and loss of privacy for nearby residents. The proposal would result in noise, both during construction and when in use. When the machine is in use it would result in noise of people talking and of cars. This would result in a negative effect on the rental and sale value of the property.

Given the current level of noise and activity within this area of Main Street, it is not considered that the installation of an ATM within an existing shopfront would be detrimental to residential amenity. The effect of the proposal on property values is not a material consideration in the determination of the application.

4.3 The ATM would encourage people to shelter in adjacent doorways.

Given the current level of activity within this area of Main Street, is not considered that the installation of an ATM within an existing shopfront would be detrimental to residential amenity.

4.4 Although there are double yellow lines at the location, these will be ignored. Double yellow lines lead to further congestion adjacent to the site and impede access for deliveries and customers to their business.

The Roads Division has no objection to the proposed development. Parking restrictions within Main Street are a matter for the Police to enforce.

4.5 Although litter bins may be provided, they are not commonly used at the other ATM within Dalmellington. As this site is on the Main Street, there would be a spread of litter over a wider area by pedestrians.

It is not considered that the ATM would generate a significant amount of litter at its location.

4.6 When the machine is being used, there would not be enough room for wheelchair users. If wheelchair users were using the cashline, there would not be enough room for pedestrians on the pavement, particularly people with prams.

Neither the Roads Division nor the Access Panel have any objection to the proposed development.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version and the proposal is affected by retail and built environment policies. The proposed

development does not conflict with the provisions of retail policies appropriate to the application site.

5.2 Policy ENV5 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

The proposed development will result in alterations to the shopfront which will affect the symmetry of the building. The shopfront currently has a large window on each side of the entrance door. As one stallriser is to be removed and the window set back, the elevational symmetry of the building will be affected. The existing shopfront is not however of traditional design and has no architectural features of merit. It is not therefore considered that the proposed development would have any significant adverse affect on the character of the Conservation Area.

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning permission for the installation of an ATM through the existing shopfront of No.8 Main Street, Dalmellington was refused by the Southern Local Planning Committee on 19 May 2000. No other alterations to the shopfront were proposed.

The reason for refusal was that the proposed development would be detrimental to road safety by reason of causing an obstruction to pedestrians when the ATM was in use. Consequently, this current application has been submitted, and includes the setting back of the ATM within the shopfront. It is proposed to set back the ATM to enable its users, including wheelchair users, to use the ATM without obstructing the narrow pavement.

6.2 An externally illuminated projecting sign in relation to the ATM was approved on 11 February 2000 under delegated powers (Ref No. 99/0883/AD).

6.3 Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas 1998' gives detailed advice on consideration of applications within Conservation Areas. Paragraph 1.2.12 states that cash dispensing machines should be accommodated within existing openings. Proposals to create new slappings for such machines should generally be discouraged, and in the case of those which would cut through architectural features or disturb elevational symmetry refused consent.

Although the building has no architectural features of merit, the proposed development would disturb the elevational symmetry of the building and is therefore contrary to advice outlined in the Memorandum of Guidance. It is considered however that the building is not, either individually or as part of a group, of significant architectural merit and that the proposed alterations to the shopfront would not have a significant adverse affect on the character of the Conservation Area.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 In terms of policy, the proposed development does not conflict with the policy provisions of the East Ayrshire Local Plan Finalised Version. The proposed development does however conflict with advice outlined in Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas 1998'. It is considered however that the building is not, either individually or as part of a group, of significant architectural merit. Although the proposal would affect its elevational symmetry, this would not have a significant adverse affect on the character of the Conservation Area.

8.2 It terms of the objections received, it is not considered that the proposed development would have an adverse effect on residential amenity as there is currently a high level of noise and activity within this area of High Main Street. Concerns regarding road congestion have not been echoed by the Roads Division. Furthermore, concerns regarding the safety of pedestrians, and in particularly wheelchair users, have not been echoed by the Roads Division or the Access Panel. It is considered that the present proposals have resolved the issues of road and pedestrian safety raised by the previous application.

9. RECOMMENDATIONS

9.1 It is recommended that the application be approved.

Alan Neish
Head of Planning and Building Control
VE/SMB/IH
20 December 2000
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.

4. Letters of Representation.
5. East Ayrshire Local Plan Finalised Version.
6. Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas 1998'.
7. Advertisement Application No. 99/0883/AD.
8. Planning Application No. 00/0017/FL.

Any person wishing to inspect the background papers listed above, should contact Miss Vivien Emery on 01563 555485.

Implementation Officer : Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0760/FL

Location	8 Main Street, Dalmellington
Nature of Proposal:	Installation of Autoteller Machine Through Existing Shopfront
Name and Address of Applicant:	Bank of Scotland Property Services 12 Bankhead Crossway South EDINBURGH EH11 4EN
Name and Address of Agent	George Sharkey & Sons Newhailes Industrial Estate MUSSELBURGH East Lothian EH21 6SY

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

The above **FULL** application should be approved subject to the following conditions.

No conditions

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA