

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 19 MAY 2000

**00/0017/FL: PLANNING PERMISSION FOR INSTALLATION OF ATM
THROUGH EXISTING SHOPFRONT AT 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). The ATM is to be set within the existing shopfront, with access taken from Main Street.

2. RECOMMENDATION

2.1 **It is recommended that the application be refused on the grounds listed on the attached sheet.**

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.

3.2 It is considered that the ATM would not adversely affect the character of the Conservation Area.

3.3 Given the width of the footpath at this location, the Roads Division consider, that when the ATM is in use, there is a road safety concern for other pedestrians who may have to walk onto the road in order to get passed. Although there has been no objection from the Access Panel, it is considered that this would be a particular concern for wheelchair users and people with prams. It is therefore considered that the proposal would be detrimental to the safety of pedestrians.

**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 recommended for refusal.

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.

2.3 **Proposed Development:** Planning permission is sought for the installation of an Automatic Teller Machine (ATM). The ATM is to be set within the existing shopfront, with access taken from Main Street.

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 recommend refusal of the application. They are concerned about difficulties of access past the location of the ATM for pedestrians when the machine was being used, as the footway is only 1.35 metres wide at this location. It has been recommended to the applicant that in view of this, they consider a more suitable location within the town centre which would enable disabled access to the ATM without obstructing the footway.

Following the above comments from the Roads Division, the applicant was contacted and asked to consider recessing the shop frontage to allow the ATM to be used without obstructing the footway. This request was rejected by the applicant who advised that they will consider alternative locations if this application is refused.

3.3 The Architectural Heritage Society have no comments to make on the application.

Noted.

3.4 The Access Panel have no adverse comments to make on the application.

Noted.

4. REPRESENTATIONS

4.1 One objection from Roads Division as detailed in 3.2 of the report.

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 or built environment policies appropriate to the application site.

6. OTHER PLANNING CONSIDERATIONS

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

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.

8.2 It is considered that the ATM would not adversely affect the character of the Conservation Area.

8.3 Given the width of the footpath at this location, the Roads Division consider, that when the ATM is in use, there is a road safety concern for other pedestrians who may have to walk onto the road in order to get passed. Although there has been no objection from the Access Panel, it is considered that this would be a particular concern for wheelchair users and people with prams. It is therefore considered that the proposal would be detrimental to the safety of pedestrians.

9. RECOMMENDATIONS

9.1 It is recommended that the application be refused on the grounds listed on the attached sheet.

Alan Neish
Head of Planning and Building Control
VE/SMB/IH
4 April 2000
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. East Ayrshire Local Plan Finalised Version.
5. Advertisement Application No. 99/0883/AD.

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

Implementation Officer : Alan Neish

Location	8 Main Street DALMELLINGTON KA6 7QN
Nature of Proposal:	Proposed installation of ATM 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 EH21 6SY

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

The above full application should be refused on the following grounds.

- (1) The proposed development would be detrimental to road safety by reason of causing an obstruction to pedestrians when the ATM is in use.

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AGENDA