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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>6<sup>th</sup> August 2014</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>14/0113/IC Plan 08/14</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Installation of ATM at 16 Moss Road, Port Glasgow</b>		
			<b>Local Application Development</b>

## SITE DESCRIPTION

16 Moss Road is a convenience store within a local shopping parade sited within a residential area of Port Glasgow. The shop is located within the ground floor of a two storey building, with the upper floor is in residential use.



## PROPOSAL

It is proposed to install an automated teller machine within the shopfront. It will be installed within the left side of the shopfront when viewed from the road, with the existing glazing to be modified to allow the ATM to be fitted.

## DEVELOPMENT PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and, where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

#### Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

#### Local Plan Policy R13 - Shopping Facilities to Meet Local Needs

Inverclyde Council, as Planning Authority, will support the retention, improvement and, subject to Policy R10, the provision of local shopping facilities where they meet local needs. A proposed change of use to non-retail use will not be supported where it is considered to conflict with this objective.

#### Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN12 - Shopfront Design applies.

### **PROPOSED LOCAL DEVELOPMENT PLAN POLICIES**

#### Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

#### Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and  
the cumulative impact of such a use or facilities on an area.

#### Policy TCR10 - Shopping Facilities to Meet Local Needs

The retention, improvement and, subject to Policy TCR7, the provision of local neighbourhood shopping facilities up to 250 square metres gross, where they do not compromise residential amenity and/or road safety will be supported. A proposed change of use to non-retail will only be supported where it can be demonstrated that the business has been marketed for a minimum of 12 months and is no longer viable.

PAAN11 – Shopfront Design provides design guidance.

## **CONSULTATIONS**

**Head of Environmental and Commercial Services** – No comments.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 27th June 2014 as there are no premises on neighbouring land.

## **SITE NOTICES**

The nature of the proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

Thirteen objections have been received in connection with the application. Ten of these letters are in a standard format.

The concerns raised can be summarised as follows:

1. The application premises already have an ATM within the store and offer chip and pin payment as do neighbouring shops.
2. The existing community is well served by ATMs and there is no need for additional facilities.
3. The proposed ATM will lead to noise and inconvenience for local residents.
4. People will linger in the vicinity of the ATM, particularly at night.
5. The proposed ATM will lead to anti-social behaviour.
6. People will feel more at ease using machines within a shop premises rather than outside.
7. The money withdrawn from the machine late at night may be used for illicit purposes.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The material considerations in the determination of this application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, the impact on the appearance of the existing shopfront and wider streetscape, the impact on residential amenity, the consultation response and the objections received.

The site lies within a local shopping parade and Policy R13 of the Local Plan and Policy TCR10 of the proposed Local Development Plan support proposals for the improvement of local shopping facilities. The provision of an ATM is commonplace within the shopfronts of local convenience stores and the design and position does not compromise shopfront design guidance provided by PPAN12 and PAAN11. It will not impact unacceptably on either the visual appearance of the shopfront or wider shopping parade. The provision of this ATM may also encourage passers-by to stop and utilise the facility. They may then, in turn, use the local shopping facilities contributing to the vitality of the parade. I am therefore satisfied that the proposal is acceptable in terms of Policy R13 of the Local Plan and Policy TCR10 of the proposed Local Development Plan.

I note concerns raised regarding the potential for disturbance and inconvenience to local residential amenity. There is nothing to suggest that this ATM will lead to an increase in anti-social behaviour, and that people will linger within the vicinity solely as a result of it being there. While I note that some people will feel more at ease using machines within a shop premises rather than outside, this is a personal choice. Concern over how any money withdrawn from an ATM is used can have no bearing on the consideration of the application.

In current circumstances a degree of noise and activity is to be expected. The existing shopping parade is long established and offers a variety of services including local shopping provision, a hairdresser and a hot food takeaway. The provision of ATMs within shopfronts is commonplace; a balance must be sought between protecting the amenity of nearby residents by seeking to prevent undue noise and disturbance above what could be reasonably expected, whilst at the same time promoting the vitality of existing businesses. Overall, I am satisfied that the use of the proposed ATM would not result in an unacceptable level of additional disturbance. Considering parking and road safety, the Head of Environmental and Commercial Services offers no objections. Overall, I am satisfied that there is no conflict with Policies H1 and H9 of the Local Plan and Policies RES1 and RES6 of the proposed Local Development Plan.



In conclusion, I am satisfied that the proposed ATM is acceptable both visually and in terms of the impact on local residential amenity. There is no conflict with Policies H1, H9 and R13 of the Local Plan and Policies RES1, RES6 and TCR10 of the proposed Local Development Plan. Whilst I am mindful of the objections received, there are no material planning considerations which would warrant the refusal of planning permission.

## RECOMMENDATION

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Inverclyde Local Development Plan.
4. Consultation reply.
5. Letters of objection.



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