



Application: 20220485

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr James Williams, Notemachine UK Ltd
Russell House
Elvicta Business Park
Crickhowell
NP8 1DF**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Happy Shopper
9 The Hive
Northfleet
Gravesend
Kent
DA11 9DE**

and being **retrospective application for the installation of an ATM installed through a secure panel to the left hand side of the shop front.** Your application dated 13th September 2022 is permitted subject to the following:-

1. The development as carried out shall accord with the following approved plans:

Consent to display advertisement application form;
Drawing no. T020864_PE Existing layout and elevation;
Drawing no. T020864_AI Proposed layout and elevation;
Drawing no. NM_GA-F2 Proposed elevations of sign;
Red line site boundary plan; and
Design & Access Statement.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 KENT POLICE - DESIGNING OUT CRIME TEAM

The applicant is requested to note the comments of the Kent Police - Designing Out Crime Team. These are set out in full below. Some of the proposed security measures would require planning permission and/or other consents and as such, the applicant is encouraged to engage with the Local Planning Authority (LPA) prior to undertaking these works on site. Details of the LPA pre-application service can be found online using the following link:

<https://www.gravesham.gov.uk/home/planning-and-building/pre-application-planning-advice/overview>

Kent Police - Designing Out Crime Team Comments

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We strongly recommend that if this ATM is given retrospective planning approval, the following security measures are included as part of any planning conditions:

1. The ATM be installed in accordance with the ATM Industry Association (ATMIA - Europe) & ATM Security Working Group (ATMSWG), Best Practice For Physical Security Guide, guidance, in order to complement and enhance community safety.
2. We recommend a fully monitored 24 hour attack alarm system be installed within the ATM and linked to a remote alarm monitoring company as should the shop's alarm system.
3. Other security devices e.g. forensic marking solutions, dye or note degradation packs should be installed, an ATM tracker system, a marked unique identifier/security code and signage stating that these measures have been incorporated also help deter crime.
4. Crime Prevention signage to be displayed so in an emergency if users see a skimming device or anything else suspicious around the ATM, they know who they should contact.
5. Dedicated external CCTV camera to be installed to cover the front of the ATM with suitable lighting to aid image capture. IOC CCTV signage would also be required.
6. We recommend that an approved anchorage system is installed.
7. The installation of a defensible/personal space area would usually form part of any planning conditions to reduce the opportunity for criminals to "shoulder surf" for pin numbers and other ATM crime related incidents. The proximity of cars to the ATM and lack of identifiable footpath could lead to an increased opportunity for crime from inside vehicles and those passing on foot or bike.

Therefore a defensible space is recommended aided by vehicle mitigation, such as bollards. This will also aim to deter attacks to the ATM from vehicles/machinery.

8. Cash limits should be kept to a minimum and appropriate filling and security measures must be in place for the protection and safety of those filling the ATM, be it a Cash In Transit (CIT) company or filling by the store staff.

9. The building, its locks and brickwork surrounding the ATM should be to the appropriate British Standard. There appear to be residential units above, these should not be made vulnerable should the ATM be attacked.

Please note, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

5 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Consent to display advertisement application form;
Drawing no. T020864_PE Existing layout and elevation;
Drawing no. T020864_AI Proposed layout and elevation;
Drawing no. NM_GA-F2 Proposed elevations of sign;
Red line site boundary plan; and
Design & Access Statement.

Dated: 2 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.