

Delegated Report

Planning Application

Planning Application No: 20220485

Location: Happy Shopper 9 The Hive Northfleet Gravesend

Description: Retrospective application for the installation of an ATM installed through a secure panel to the left hand side of the shop front

Applicant: Mr James Williams, Notemachine UK Ltd

Site Visit Date: 06 October 2022

Submitted Documents/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.

Procedural issues

This application has been submitted in conjunction with application reference 20220486 for advertisement consent for an internally illuminated Free Cash Withdrawals sign above the ATM and Blue LED halo illumination to the surround. The applicant has submitted a single application form (the consent to display advertisement application form) to cover both proposals. The submitted form contains sufficient information for the application to be determined despite there not being a normal application for planning permission form.

Drawing no. NM_GA-F2 does not include a scale bar. However as the sign has already been installed, it is possible to determine the application despite this omission.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220486	Application for consent for internally illuminated Free Cash Withdrawals sign above the ATM and Blue LED halo illumination to the surround	Pending consideration	

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS11 – Transport

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

GBC – Highways Officer

I have no highway objections, the ATM is located in an existing local centre some distance from the principal highway network and as such should not result in indiscriminate parking that could affect the free flow of traffic.

GBC – Environmental Protection Team (Regulatory Services)

After reviewing the application we see no issues that would impact Environmental Protection and therefore have no comments to provide.

Kent Police - Designing Out Crime Team

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.

Neighbouring properties

The application was publicised by a site notice and to eight neighbouring properties by letter. No representations have been received. The consultation period expired on 28 October 2022.

Officer's Analysis

Design, Character and Appearance

The proposal seeks to retain an existing ATM located in the front elevation of the shopfront at the application site. The design and materials of the proposed development match with the existing shopfront;



Image taken 06 October 2022

The Kent Police - Designing Out Crime Team have made several recommendations for security measures for the ATM. These should be brought to the attention of the applicant by an informative on any planning permission granted. It is noted that contrary to the Kent Police comments, the application site is not accessible by vehicles. It is also noted that the application site does not include any land on front of the ATM and as such, opportunities for installing vehicle mitigation (e.g. bollards) are limited.

Overall the proposal would be appropriate in design, match with the character with the existing building and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Neighbouring Amenity

There would be some additional noise and disturbance associated with the operation of a 24 hour ATM at the application site, however as it is located in an existing commercial area, it is not considered that this would be so significant as to warrant a refusal of planning permission. It is noted that the GBC Environmental Protection Team (Regulatory Services) have not raised an objection to the proposal. As such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Parking and Highways

The ATM is located in an area that is not accessible to vehicles. Therefore customers would be reliant upon on-street parking in the surrounding area. However this situation is already in existence for the customers of the existing retail unit and it is not considered that the introduction of the ATM would generate a significantly greater parking requirement. It is noted that the GBC Highways Officer has not raised an objection to the proposal. Therefore it is considered that the proposed development would be acceptable in highways terms and in line with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994).

Any Other Material Planning Considerations

The application site is located in sub-area 1.6 of the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area and as such, Policy CS03 of the Gravesham Local Plan Core Strategy 2014 is relevant. In this area, paragraph 4.4.16 of the Gravesham Local Plan Core Strategy 2014 sets out that the improvement of local centres to meet the needs of the local community will be supported. The proposed development would extend the range of services provided by an existing local centre and as such, would be an improvement, which would be in line with Policy CS03 of the Gravesham Local Plan Core Strategy 2014.

The application site is also located in an area of multi-period archaeological potential, Groundwater Source Protection Zone 3 and a Kent County Council minerals safeguarding site. However, as the proposed development would not involve any groundworks, it is considered that there would be no adverse impacts to archaeology, groundwater or minerals supply.

Suggested Conditions

Development in accordance with the approved plans

Conclusion & Recommendation

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	1st November 2022	Dated:	02 November 2022