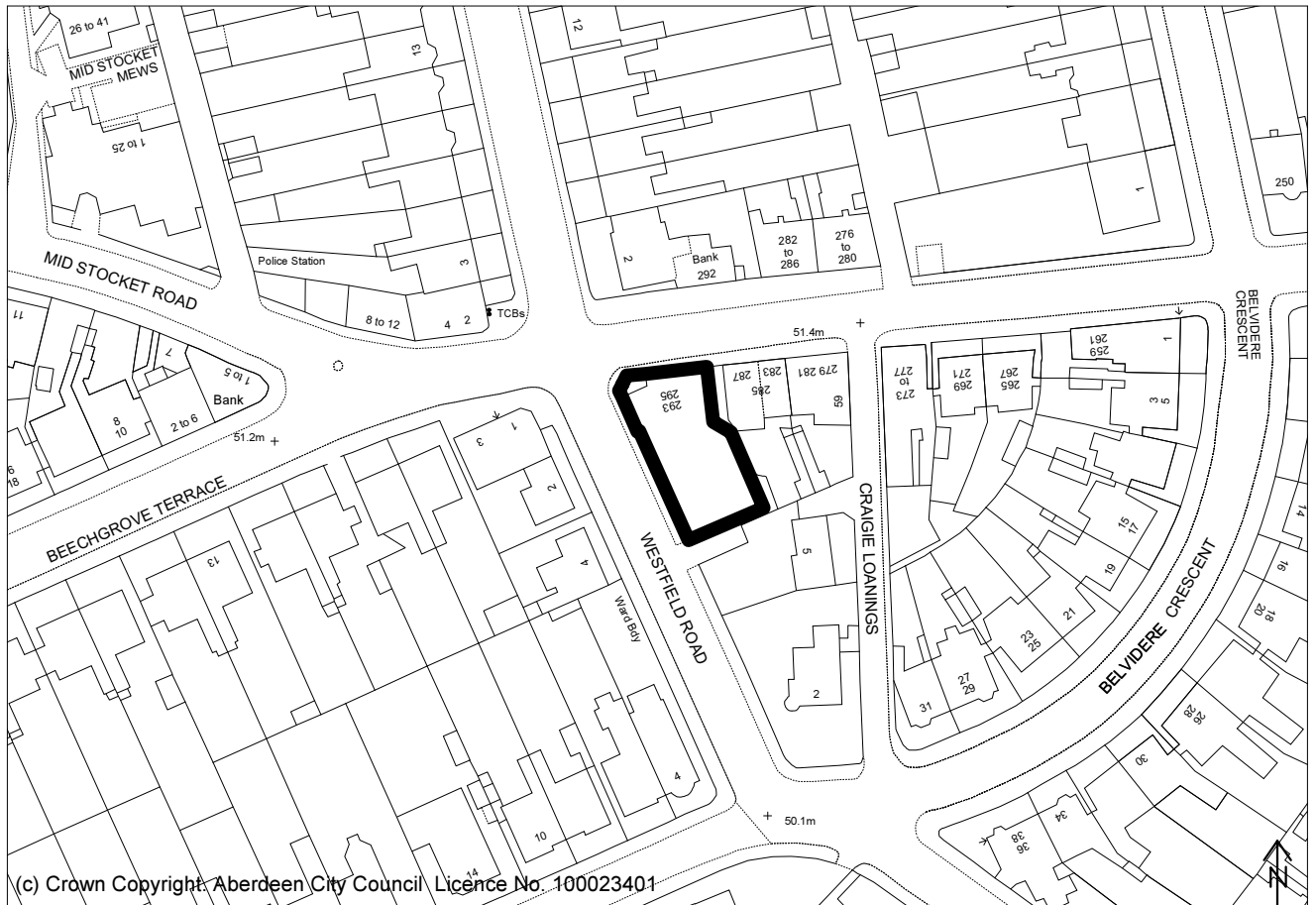


289 - 295 ROSEMOUNT PLACE,
ABERDEEN

PROPOSED INSTALLATION OF 24 HOUR
ATM CASH MACHINE INTO EXISTING
SHOPFRONT

For: The Co-operative Bank

Application Ref.	: P120578	Advert	:
Application Date	: 19/04/2012	Advertised on	:
Officer	: Matthew Easton	Committee Date	: 19 July 2012
Ward: Midsocket/Rosemount (B Cormie/J Laing/F Forsyth)		Community Council	: Comments



RECOMMENDATION: Refuse

DESCRIPTION

The site the existing Co-Operative convenience shop located on the south side of Rosemount Place at junction with Westfield Road and Argyll Place.

The building is a 2½ storey granite built structure which contains the shop at ground level and two flats in the upper storeys.

Rosemount Place and the surrounding street have no waiting at anytime restrictions on both sides of the road. There are also bollards on both pavements in order to prevent vehicles parking.

The cross roads with Rosemount Place, Argyll Place, Westfield Road and Beechgrove Terrace includes a pedestrian crossing on each street.

There are two existing ATM's within the surrounding area, one opposite the application site at 292 Rosemount Place (Clydesdale Bank) and another at 1 Mid Stocket Road (Royal Bank of Scotland) which is approximately 75m to the west.

The site is within Conservation Area 11 (Rosemount and Westburn).

PROPOSAL

It is proposed to install an automatic teller machine (ATM) on the Rosemount Place elevation immediately to the left of the entrance to the shop and within an existing glazed panel.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been submitted to Sub-Committee because Rosemount & Mile End Community Council have objected to the application.

CONSULTATIONS

ROADS SECTION – Recommend refusal of proposed ATM as it could result in a road safety hazard which would not be in the interests of other road users due to the reduced width of pavement and the risk that drivers would stop to use the ATM at what is a very busy junction.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – Object to the application on the following grounds –

- The need for the ATM is questionable when there are already two machines in the area.
- The site is at a busy junction controlled by traffic lights and there are problems with drivers stopping at the existing ATM's. An additional ATM would exacerbate the road safety issues which arise due to this.

REPRESENTATIONS

One letter of objection has been received from a resident who lives above the Co-Operative shop. The following matters are raised –

- Road safety would be compromised by drivers stopping to use the ATM.
- People stopping to use the ATM at night would disturb residents.
- The pavement is narrow and the limited space could present a danger for pedestrians and those using the ATM.
- The ATM may increase the chances of the shop being broken into.
- Past work at the shop already causes disturbance and the installation of the ATM would generate disturbance for residents.

PLANNING POLICY

Aberdeen Local Development Plan (2012)

Policy RT3 (Town, District and Neighbourhood Centres) – States the criteria which applies to changes of use from retail to non-retail uses.

Supplementary Guidance

Transport & Accessibility Supplementary Guidance

Automatic Teller Machines – The location of ATMs has implications for road safety and parking. Ideally autotellers should be located along active building frontages in public areas where there is a high level of pedestrian movements and passive surveillance. These may be at main shopping streets, supermarkets, neighbourhood shopping areas or bank premises, but other locations may be acceptable. This guidance clarifies where new ATMs may be provided.

The suitability of new ATMs will be considered on the following criteria:

- The level of pedestrian movements;
- Positioning of the ATM in relation to active building frontages and passive surveillance;
- Width of pavements around the proposed ATM;
- The availability of parking adjacent to the proposed sites where there is no obstruction to surrounding uses or driveways;
- Appearance of the ATM and impact on the surrounding built and natural environment.

The auto-teller should not be positioned adjacent to or near junctions or bends in the road or in areas where there is poor visibility. The provision of a proposed ATM should not cause obstruction to existing pedestrian movements.

In addition, there shall be a presumption against granting planning permission for automatic telling machines where it can be clearly demonstrated:

a) that the width of the pavement in the vicinity of the machine is restricted in relation to the observed level of pedestrian movements along that section, and may furthermore be restricted by the presence of bus stops or light controlled pedestrian crossings, such that the congestion created by persons standing at the machine may cause an obstruction to the free flow of pedestrian movement along the pavement.

b) that the machine is to be located within 3 metres of the corner of the building at a street junction where persons standing at the machine may cause an obstruction to the free flow of pedestrian movement along the converging pavements.

c) that the machine is to be located where it is not readily visible from a public thoroughfare or is in an area poorly lit.

d) that the installation of the machine would be too detrimental to the external appearance of the property or would result in the loss of, or unsatisfactory alteration to, an internal feature of architectural or historical importance.

EVALUATION

Principle of ATM

The site is located within an area zoned as a town centre within the adopted Local Development Plan. During the day there would normally be a high level of pedestrian activity and passive surveillance. The position of the ATM would be located on the front elevation of the building which would be the most appropriate in terms of passive surveillance. Rosemount Place is a busy road and is adequately illuminated. Given this context from a crime prevention point of view it is considered that the proposed location of the ATM would be suitable. The potential for the shop to be broken into due to the ATM's presence is not a sufficient reason to refuse planning permission. The operator and shop owners would be responsible for ensuring the security of the shop and ATM.

Visual Impact

The ATM would be positioned within the existing shop front opening and would be relatively inconspicuous in the wider area. ATM's are now regarded as a common feature through the urban area. The character of the conservation area would therefore be maintained.

Road Safety

The pavement width at the point the ATM would be installed is approximately 1.9m, although in effect this is actually closer to 1.3m due to the bollards which are positioned along this stretch of pavement. The nearby cross roads feature a pedestrian crossing which is approximately 6m to the west of the proposed ATM. The entrance to the shop is between the proposed ATM and the pedestrian

crossing. It is considered that users of the ATM would cause an obstruction to existing pedestrian movements due to the narrow width of the pavement, which has the potential encourage pedestrians to walk on the road at what is a busy junction.

Waiting restrictions (24 hours a day seven days a week) apply to this section of Rosemount Place and all other streets which feed into the junction due to the relatively narrow width of the carriageways and Rosemount Place's status as a primary distributor road. The nearest available on-street parking is 55m to the east on Rosemount Place, albeit it is only available outwith Monday to Saturday 0800 – 1800.

Given this context, it is considered that there is a high likelihood that drivers would be encouraged to park illegally very close to a busy junction and pedestrian crossing. This would be to the detriment of road safety and impede the free flow of traffic. There is anecdotal evidence from members of the public that illegal parking already takes place when drivers use the existing ATM opposite the site and it is likely that a further ATM would exacerbate the situation.

The Councils Roads Service has recommended that the application be refused on the above grounds and the Community Council have objected to the application on the same basis. Therefore despite the application being acceptable in other respects, it is considered that the potential road safety implications would outweigh the benefits of providing an additional ATM within the area and that the application should be refused on this basis.

Other Matters

Disturbance during work to implement developments large and small is inevitable. It is not considered that unreasonable disturbance would be involved in the installation of an ATM and disturbance from past work taking place at the shop is outwith the remit of the planning system.

There are existing ATMs in the surrounding area however unless there was an adverse impact upon amenity due to a concentration of ATMs (which is unlikely), the planning authority should not restrict competition between different operators by refusing such applications on the grounds that there is existing provision.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

That due to the lack of on-street parking within the surrounding area, there is high likelihood that drivers would be encouraged to park illegally very close to a busy junction and pedestrian crossing. Furthermore the narrow width of the pavement would result in the potential for it to be necessary for pedestrians to walk on the road when trying to pass those using the ATM. Both these aspects of the

proposal would be to the detriment of road safety and impede the free flow of pedestrians and vehicular traffic.

Dr Margaret Bochel

Head of Planning and Sustainable Development.