

Full Planning Application

Installation of 2no. bollards in front of replacement ATM machine at the shopfront
137 COAL CLOUGH LANE BURNLEY

Background:

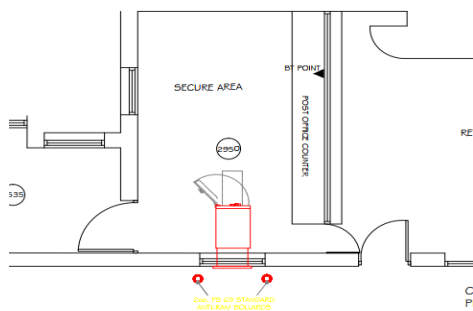
The proposal is to erect two bollards (approximately 1.0m in height) on the pavement to the front of a replacement ATM machine to the side of the Post Office on the corner of Coal Clough Lane and Netherby Street.

The proposed bollards are required to deter ram-raiding of an ATM which has previously led to the closure of the premises and the ATM. Following an incident in April this year, the damaged ATM was removed and the wall repaired with matching stone. This proposal involves inserting a replacement ATM in the same position of the wall and erecting two bollards either side of the machine close to the wall.

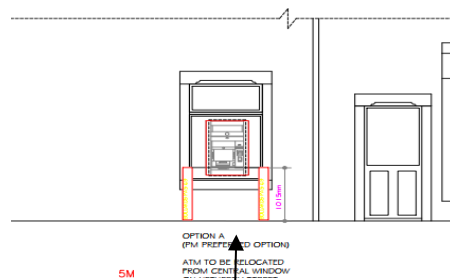
ATM prior to incident April 2017



Existing elevation infilled



2no. bollards



Bollards 1m high in front of ATM

Relevant Policies:

Burnley Local Plan Second Review

GP1 – Development within the urban boundary

GP9 – Security and planning out crime

Burnley's Local Plan – Submission Document, July 2017

SP5 – Development quality and sustainability

Site History:

APP/2003/0925 - Proposed installation of ATM machine. Approved July 2009.

APP/2013/0330 - Existing ATM to be relocated from its current location to the far side of gable elevation and installation of two bollards. Refused September 2013.

APP/2013/0332 - Display of internally, static and illuminated signage to automated teller machine and surround. Refused September 2013.

Consultation Responses:

LCC Highways

No objections to the installation of ram raid bollards as there is sufficient footway width without any adverse impact on pedestrians.

Designing Out Crime Officer (Lancashire Constabulary)

In the last 12 months there have been over 90 crimes recorded in and around this location, including burglary, assaults, theft from the person and criminal damage. There have also been a number of ATM related crimes recorded across Lancashire. Recommend the use of a digital colour CCTV, alarm system, low energy dusk to dawn lighting and the use of anti-ram raid bollards.

Publicity

Objections have been received from four properties on Netherby Street. Their objections relate to the proposed bollards and new cash machine and are summarised below:-

- Increase in traffic and air pollution
- Severe problems with parking for residents; cars park outside houses; they ignore the one way system and block traffic
- Area becomes congested, particularly on Friday and weekend nights
- Anti-social behaviour such as shouting, swearing, dog-fouling, littering, loud music and people using the cash machine as a gathering place and meeting point
- Loss of privacy
- Increase in crime
- Bollards will obstruct the pavement and are unsuitable for such a small street
- Bollards will look totally out of place
- There are already cash-withdrawing facilities in the Post Office

- There is already a 24 hour cash machine in the immediate area and three free cash machines operating 24 hours within a one mile radius

Planning and Environmental Considerations:

Principle of Proposal

Policy GP1 relates to development within the urban boundary and seeks to exploit existing services and facilities. The proposal for bollards and a replacement ATM are required to improve the facilities for customers at existing shop premises. The previous ATM and its window surround were so badly damaged that they had to be removed and the wall made good for security purposes. The proposed replacement ATM would be similar to the previously approved ATM but would be inserted in the wall rather than a window and would include increased security measures (the reason of the proposed bollards and an improved CCTV system that has been installed). There is therefore no objection in principle therefore to a facility that supports an existing use. The main considerations relate to highway safety and residential amenity.

Highway safety

Policy GP1 requires development to be accessible and to have an acceptable impact on existing transport and road infrastructure. The proposed replacement cash machine would lead to similar levels of traffic as the ATM that has recently been removed, in which circumstances have not significantly changed. Objections relate to parking and mis-use of the one-way system. There is however convenient and direct access to the site from Coal Clough Lane and a parking bay adjacent to the location of

Lay-by on Netherby Street



Access is from Coal Clough Lane only



the replacement ATM and new bollards. The proposal is unlikely therefore to encourage vehicles to cross 'No Entry' signs which would be a traffic offence. The site is also accessible for public transport users, cyclists and pedestrians. The installation of the proposed bollards at the back edge of the pavement close to the new ATM would have a negligible impact on the width and flow of pedestrian movements on the footway. In respect of the volume of traffic and parking issues stated in the neighbour objections, it is unlikely that a single cash machine would generate traffic and cars to cause parking congestion, particularly given the short nature of the trips and the availability of parking at the lay-by. LCC Highways confirm that they have no objections. The proposal is unlikely therefore to have a significant impact on pedestrian and highway safety.

Impact on residential amenities

Policy GP1 also requires proposals to ensure that they do not have a detrimental effect upon on residential amenity by reason of noise or other nuisance. A previous application to re-locate the ATM to the end window closer to no. 1 Netherby Street was refused in 2013 (APP/2013/0330) in order to protect residential amenity. The current proposal is to install a replacement ATM and bollards in the previously approved position of the recently removed ATM. At this position, it relates well to the shop entrance and is separated from the adjacent terraced street. These circumstances have not changed since the earlier approval. The objections refer to nuisance from anti-social behaviour particularly late at night from people gathering. An ATM would not normally be expected to give rise to these issues. The planning system is not intended to govern personal behaviour and responsibility. Other legislation is available to address the worst excesses and is not therefore a reason to refuse permission to replace the ATM or to erect bollards. The proposal would not therefore have a significant impact on residential amenity.

Other issues

The visual impact of the anti-ram raid bollards would be minimal, being positioned close to the building and approximately 1m in height. The insertion of a new ATM within the stonework of the gable elevation would have minimal impact on the appearance of the premises. An amended plan has been requested to show the new ATM set within the existing stonework rather than the window that was removed following the attack on the premises earlier this year.

Summary

The proposal only seeks to replace a previously approved ATM and to improve its security by the addition of two bollards positioned at the back of the footway. The proposed bollards would have a negligible impact on the width and movement of pedestrians on the public footway. Neighbours objections have been taken into account but the impacts of the proposal on parking, highway safety and residential amenities would not be so significant as to refuse planning permission. The proposal would also allow the continuation of a facility for Post Office customers that has been absent since April this year and would be beneficial in helping to sustain a local Post Office.

Recommendation: Approve with conditions

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: FAD no. 1664077 (1:1250 location plan), FADno. 1664077 (1:500 block plan), FAD no. 1664077 (1:50 proposed plan) and FAD no. 1664077 (1:50 proposed elevation).

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

JF
18/9/2017