

Application Ref: NP/13/0343

Application Type	Full
Grid Ref:	SN05703911
Applicant	Mr R Lanning
Agent	Mr D Ager, Des Ager Planning Consultant
Proposal	Installation of ATM with black GRP surround & internally illuminated white lettering. ATM & surround installed within a white laminate finished security panel replacing part of the existing shop front glazing at high level & relocating the existing post box to the far left hand side of the shop front. ATM surround halo illuminated with blue LED tapes
Site Location	Post Office, Long Street, Newport, Pembrokeshire, SA42 0TJ
Case Officer	Vicki Hirst

Summary

Planning permission is sought for the installation of an ATM machine in the eastern elevation of the existing post office in the centre of Newport. The application raises the issues of the impact upon the character of the building and the visual amenity of the area, the impact upon the amenity levels of the site and surrounding area and the impact on highway safety.

It is considered that this proposal is acceptable and will not cause adverse harm to the character of the building or Conservation Area and Historic Landscape nor to the amenity of the area, surrounding properties or highway safety and as such is recommended for permission subject to conditions.

Consultee Response

Newport Town Council: Approve

PCC - Transportation & Environment: No objection

Conservation Officer No objection - Suggest that white steel backdrop would be better coloured black in order to blend in better with shop fenestration

Public Response

A site notice was erected on 8th August 2013 and neighbour letters sent. No responses have been received at the time of this report.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Item 6 - Report on Planning Applications

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 03 - Newport Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 49 - Retail in the National Park
LDP Policy 50 - Town and District Shopping Centres
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 06 - Conserving the Historic Environment
PPW5 Chapter 10 - Planning for Retailing and Town Centres
SPG05 - Sustainable Design
SPG17 - Conservation Area Proposals
SPG18 - Shopfront Design
TAN 04 - Retailing and Town Centres
TAN 12 - Design

Officer's Appraisal

Background and Description

This application is on the agenda as the building is owned by a member of the Authority.

The application site comprises an important building on the corner of Bridge Street and Long Street in the centre of Newport town, within the Conservation Area and a registered historic landscape. The subject building is two storey with a rendered finish and slate roof. The ground floor accommodates two retail units, one of which is a post office, with traditional shop fronts. There is residential accommodation at first floor. The building is situated in the defined retail centre in the Local Development Plan. The surrounding properties are a mixture of residential, business and retail use. The building fronts Long Street which is limited in on street parking; however there is a public car park situated a short distance to the north.

Current Proposal

The application seeks to install an ATM cash machine on the front (East) elevation of the post office shop frontage. The ATM machine will be fixed into an existing window opening which will be replaced with a white surrounding steel security panel. The machine is of a modern design with a blue halo illuminated surround with white internally illuminated lettering on a black background. It will replace the existing post box in this location which will be located to the left hand side of the store subject to the approval of Royal Mail.

Advertisement consent has been sought under reference NP/13/0344.

Key Issues

- The principle of development
- The impact upon the character of the building and the visual amenity of the area.
- The impact upon the amenity levels of the site and surrounding area.
- The impact on highway safety

The principle of development

Policy 3 of the LDP refers to the Newport Local Centre and designates Newport as a local centre where the land use priorities include amongst other things to protect and enhance the district shopping centre and community facilities which serve the town and rural hinterland, whilst ensuring that the developments permitted contribute to the protection and enhancement of the town's special qualities.

The site is located within the retail centre of Newport and will be located on a commercial shop frontage, and as such the cash machine is therefore considered acceptable in principle subject to it being appropriately located and designed.

The impact upon the character of the building, the Conservation Area and the visual amenity of the area.

The proposed ATM machine has been sited to remain in-keeping with the overall design of the frontage. It is not considered to cause any significant detrimental impact upon the character of the shop frontage or the Conservation Area and Historic Landscape in which it is situated. However, whilst the principle of replacing the window with the ATM machine and steel security panel is acceptable, it is considered that further information is required in respect of the details of this panel which is indicated to be in a white colour. It is considered that a more recessive colour would be more acceptable and as such a condition is recommended to relate to this issue. In addition, no detail is provided regarding the location of the post box and a condition requiring details of its relocation are suggested.

The impact upon the amenity levels of the site and surrounding area.

In terms of the impact upon the existing amenity levels of the site, the cash machine is likely to attract more footfall into the area, however in respect of the site's location and commercial use, this is not considered to cause any significant detrimental impact over and above that existing to existing properties. It is considered more likely that the overall amenity levels of the site will be enhanced as a result of introducing an additional public convenience into the area.

The impact on highway safety.

The subject building is situated on a busy junction in the centre of Newport with limited on street parking available. The introduction of an ATM machine could have the potential for additional short term parking and stopping whilst people access the machine. However, the Highways Authority has raised no objection to this proposal and as such there is no objection on highway safety grounds.

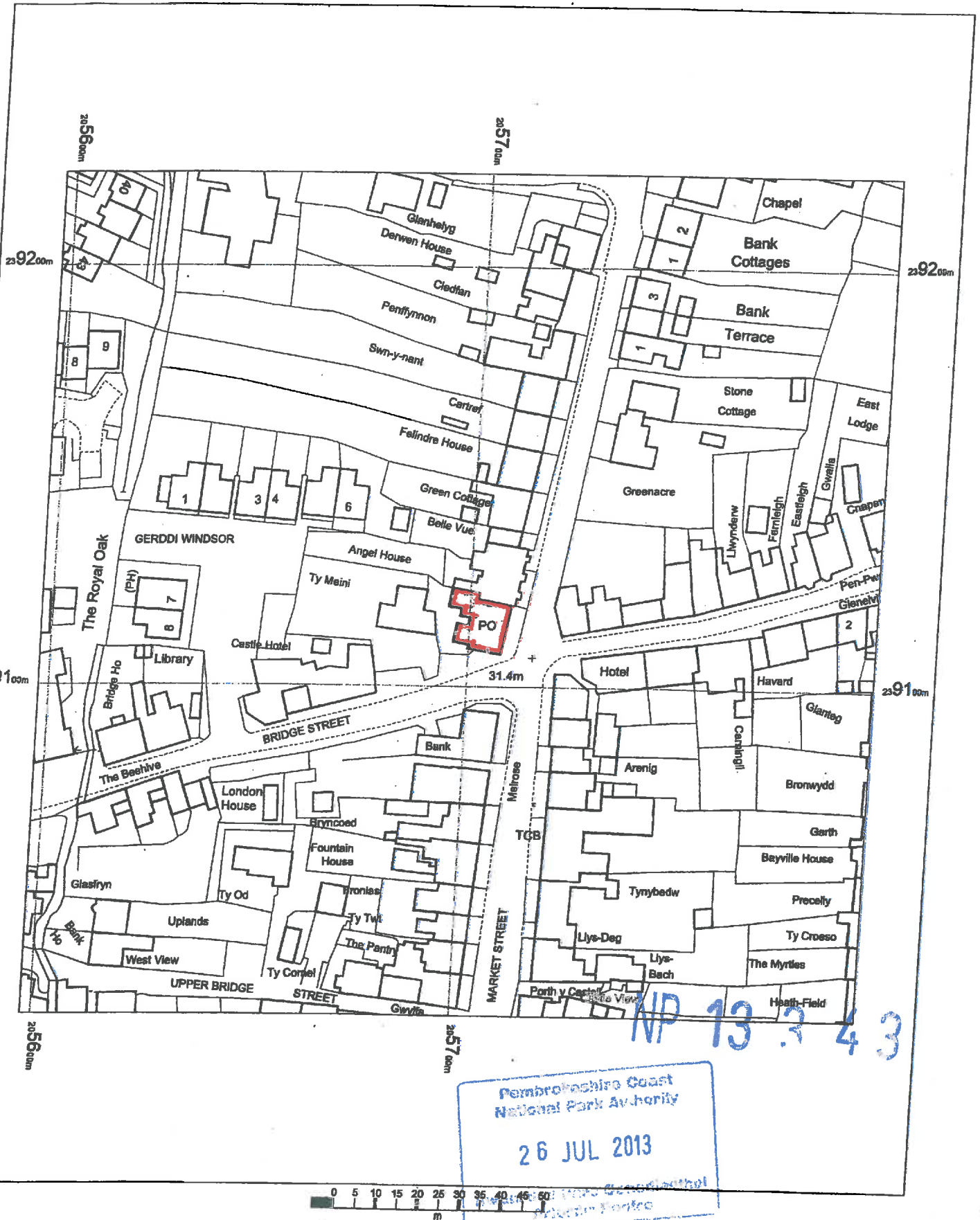
Conclusion

In conclusion it is considered that this proposal is acceptable and will not cause adverse harm to the character of the building or Conservation Area and Historic Landscape, nor to the amenity of the area, surrounding properties or highway safety.

Recommendation

That full permission be granted subject to conditions relating to time, compliance with plans and requiring the further submission and approval of plans relating to the steel security panel and the relocated post box.

Newport Post Office

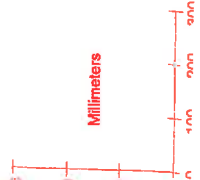
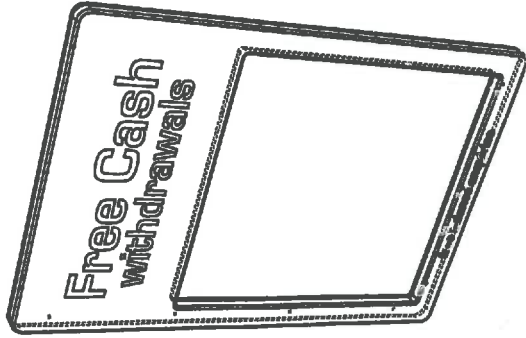
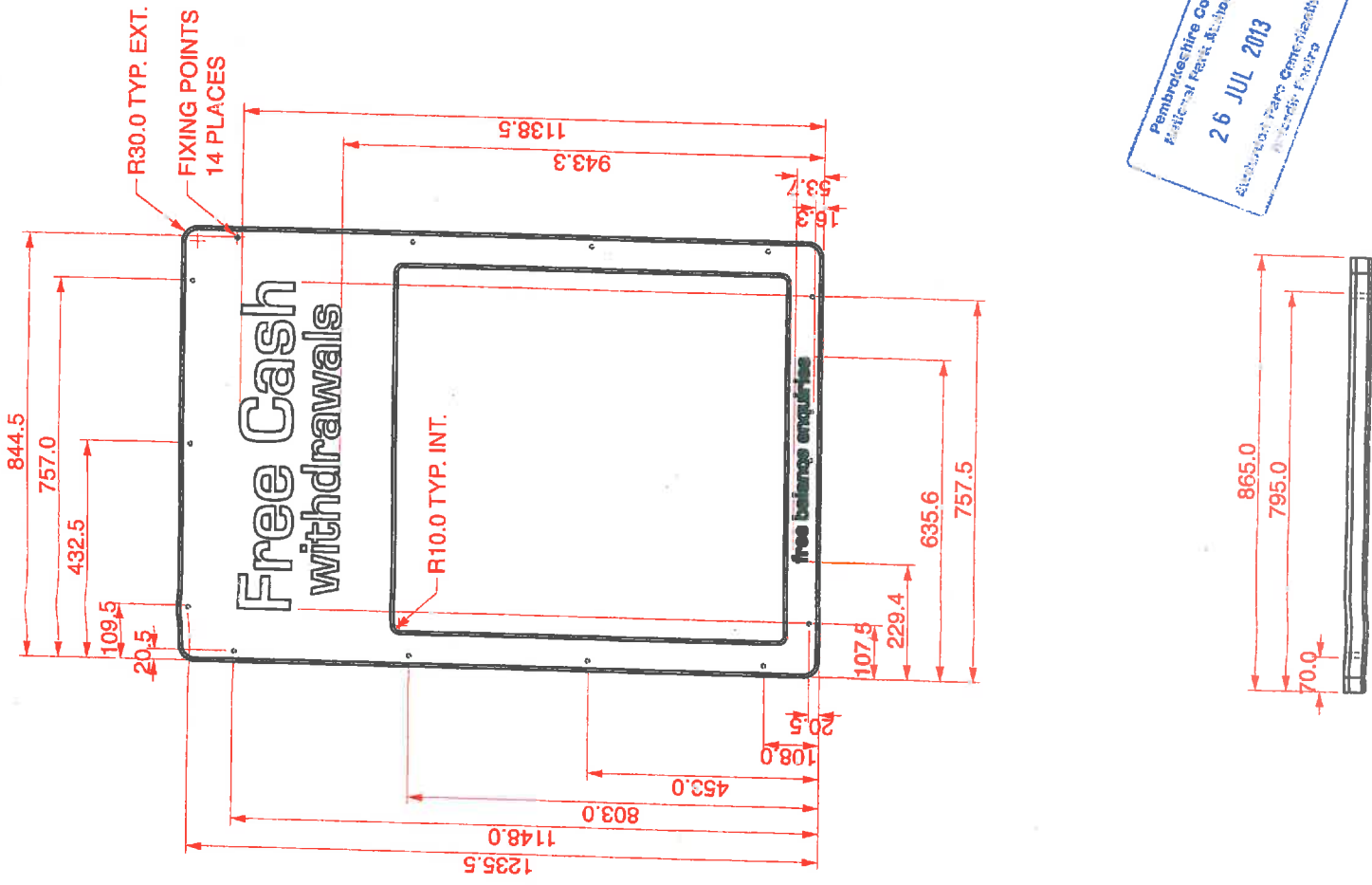


Newport Post Office
 Post House
 Bridge Street
 Newport SA42 0TJ
 01690

OS Mastermap
 17 July 2013, ID: BLJT-00244135
www.planningapplicationmaps.co.uk
 1:1250 scale print at A4, Centre: 205698 E, 239122 N
 Ordnance Survey Licence no. 100010000

Pembrokeshire Coast
 National Park Authority
 26 JUL 2013





Penbrookefire Coat
 Material Parts & Supplies
 26 JUL 2013
 Glasgow Park Composites
 Glasgow, F. Road



No.1 Wellington Road, Bishopbriggs,
 Glasgow, G64 2SA
 CONTACT: Mark McCracken
 EMAIL: mark@icutech.co.uk
 PHONE: +44 (0) 141 761 4700

PART No:

DESCRIPTION: 5684 Halo Surround
 Assembly
 CLIENT: NoteMachine
 PROJECT:
 ASSEMBLY:

MATERIAL: Various
 FINISH: **AP 13 3 4 3**
 WEIGHT:

TOLERANCES
 0 = +/0.5
 0.0 = +/0.2
 0.00 = +/0.1
 0.000 = +/0.05

DRAWN	NAME	DATE
	AL	12/10/2012
SIGNED OFF	NAME	DATE
	MM	12/10/2012

ALL DIMENSION IN MM UNLESS OTHERWISE STATED

REV.	DESCRIPTION	DATE
A	First Draft	12/10/2012
B	Scale altered as per C.Connelly	11/12/2012
		XX.XX.XXXX
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		XX.XX.XXXX
		XX.XX.XXXX
		XX.XX.XXXX
		XX.XX.XXXX

NOTE MACHINE

13343

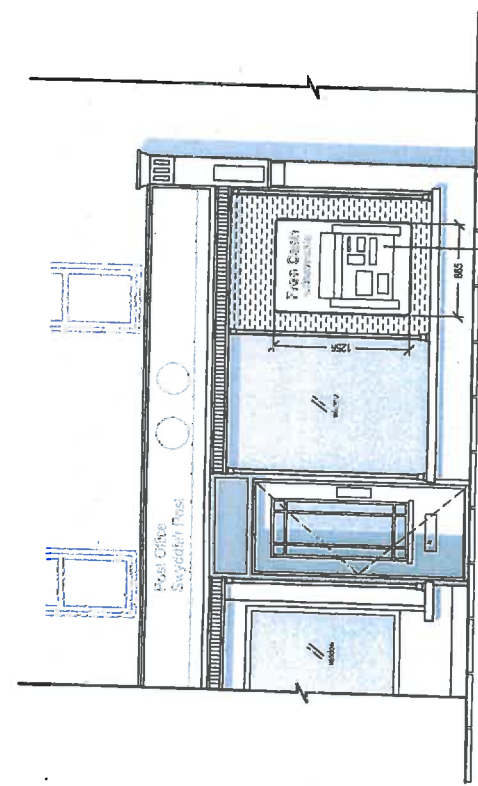
Pembrokeshire County
National Planning Act
28 JUL 2013
Planning Committee
Planning Department
Date: _____
Comments: _____

GENERAL NOTES:
1) All dimensions in millimeters unless otherwise stated.

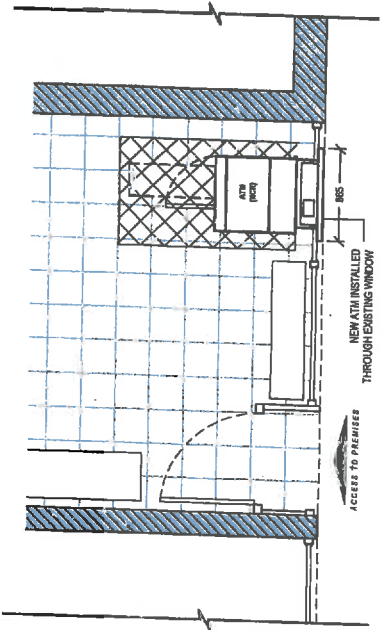
Site:
NEWPORT POST OFFICE
Cross House
Long Street
Newport
Pembrokeshire
SA42 0TJ

Drawing Title:
Existing & Proposed Elevations and Plans

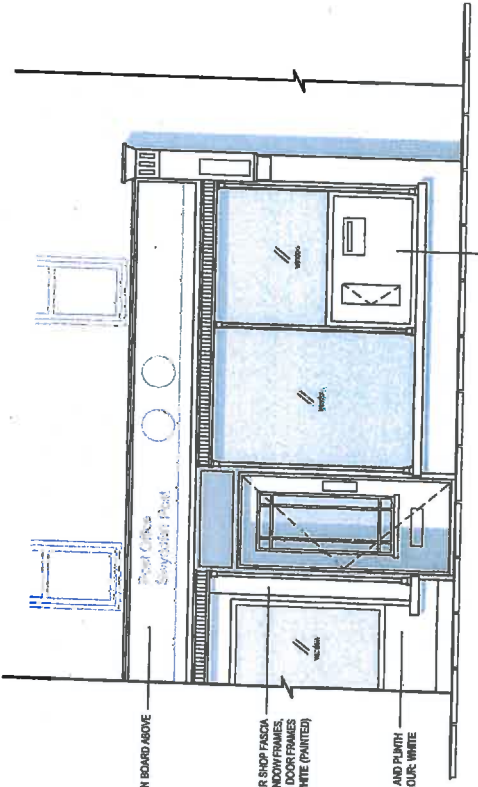
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Date: 16-07-2013
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Date Rev: _____



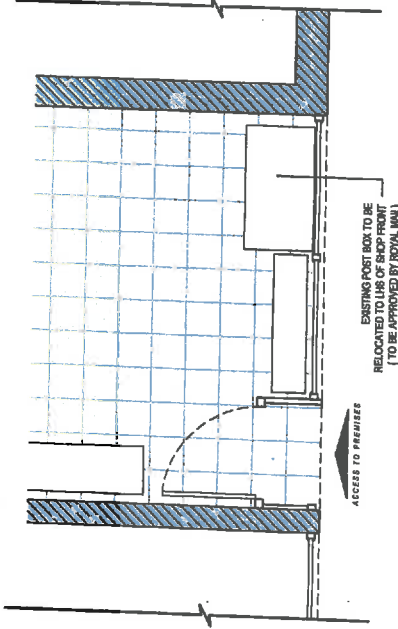
PROPOSED FRONT ELEVATION
Scale 1:50



PROPOSED PART PLAN
Scale 1:50



EXISTING FRONT ELEVATION
Scale 1:50



EXISTING PART PLAN
Scale 1:50

