DELEGATED REPORT

Recommendation Made: 8 May 2009

Reference:- 09/00234/FUL **Parish:- Markfield Parish Council**

Applicant:-

One The Beacons
Beaconsfield Road
Hatfield
Hertfordshire

Location:- P E Hockenhull Garage Services Ltd 32 Shaw Lane Markfield Leicestershire LE67 9PU

Proposal:- INSTALLATION OF AN ATM

Introduction:-

Application for ATM machine to front left hand side of service station. Service station accessed off A50, bounded by residential development on either side. Large car sales showroom and forecourt also on site. Existing ATM on front right hand side of building, adjacent to exit. Safety bollards already surround site of proposed ATM.

Consultations:-

No objections have been received from:-
Parish Council
Leicestershire Constabulary
Neighbours

Development Plan Policies:-

BE1 - Siting and Design

Appraisal:-

As the ATM is proposed on a commercial building and is within its forecourt, there will be no adverse impacts on visual amenity. Accordingly its siting is considered acceptable. In addition, by relocating the ATM to the proposed location, it will not be visible from the highway, nor will it be in line of the exit; thus improving the safety of its uses. Further the design and layout of the ATM is in accordance with the best practice guidance issued by the Police. Therefore there is no objection to the principle of this proposal.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of the design and location of the development there are considered no material impacts on either visual amenity or public safety. Accordingly the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 List of plans used in the determination of this application:-E006018; OS Sitemap scale 1:1250

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