

**KEY INFORMATION****Ward** Longhaugh**Proposal**

Installation of automated teller machine

**Address**81 Fintry Road  
Dundee  
DD4 9JB**Applicant**Bank Machine Ltd  
c/o Complete Technical  
Services Ltd  
Hope Street  
Rotherham  
S60 1LH**Agent**Complete Technical Services  
Ltd  
Hope Street  
Rotherham  
S60 1LH**Registered** 23 Feb 2007**Case Officer** S Johnson

## Bank Machine Proposed at Fintry Road

The installation of automated teller machine is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with Policy 1 of the Dundee Local Plan Review 2005. It is considered that the objections submitted do not carry sufficient weight to justify refusal of the application. Therefore the application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the installation of an automated teller machine at 81 Fintry Road, Dundee.
- Policy 1 of the Dundee Local Plan Review 2005 is relevant to the determination of the application as this policy seeks to protect the existing amenity of neighbouring properties.
- It is considered that the proposal complies with Policy 1 of the Dundee Local Plan Review 2005. The views of the objectors are not supported because it is considered that this proposal will have minimal impact on the existing area. There are no material considerations that would justify the refusal of this application.

## DESCRIPTION OF PROPOSAL

It is proposed to install an automated teller machine on the west elevation of 81 Fintry Road, Dundee.

The proposed automated teller machine will be accessed by the general public from outwith the shop unit. Access to the internal mechanisms will be available from within the shop unit to Cash in Transit personnel only. Cash in Transit are the company who will ensure the automated teller is operational and has an adequate supply of cash available.

The automated teller machine is a standard design as located at many locations throughout the City. It comprises metal and plastic materials complementing the existing shop fronts.

## SITE DESCRIPTION

The application site is a corner site located on east side of Fintry Road and to the north of Fintry Drive. It is a single storey end unit located within a parade of mixed commercial units. There is parking to the front of the premises. On the opposite side of the road, to the west and south are two storey residential terraced properties.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 2005

The following policy is of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

## Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.



## SITE HISTORY

There is no site history of relevance to the consideration of this application.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and three almost identical letters of objection were received. The grounds of objection are:

Currently there are two 24 hour free cash machines in the area.

There are also three shop installed bank dispensers within 5minutes walking distance.

The whole of the Ardler estate has only one indoor teller in the Community Centre, why does Fintry require another one?

The shopping area suffers vandalism and graffiti by young people congregating around the shops in the evening.

Another "hole in the wall" teller machine would tip the balance away from public safety.

Copies of the objections are available for inspection in the Members'

Lounges and the issues area discussed in the "Observations" section below.

## CONSULTATIONS

The Police Liaison Officer has advised that parking may be an issue with this development and it may lead to problems of policing and public safety.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 1 Vibrant and Sustainable Communities seeks to safeguard the amenity of residential areas. The application site has residential properties to the west and south on the different side of the road away from the proposed site. The closest residential property is approximately 20metres away from the curtilage of the site to the curtilage of the dwelling. The proposed site is an end unit in a parade of commercial units which include two hot food takeaways. The application site is currently used as an area for advertising within the existing convenience store.

In assessing the proposal against Policy 1 with regards to potential noise or smell, as mentioned previously, there are residential properties to the west and south of the site. The site is separated by Fintry Road to the west and Fintry Drive to the south which are both relatively busy roads. As this is an existing parade of commercial units it is not considered that the installation of an automated teller machine will greatly increase noise and there should be no associated smells with such a proposal. It is considered that there will be no significant increase in disturbance over that which exists at present. Consequently, it is unlikely that this proposal will have a

detrimental impact on the residential amenity of the existing residential properties. It is considered that this is a suitable location for the proposed development and that the proposal is in accordance with Policy 1.

In terms of parking and traffic movements there is a designated area for parking to the front of the application site and the parade of units. There would appear to be no restrictive parking within the immediate vicinity of the site. Consequently, there are no concerns regarding customer parking or servicing for this unit.

In terms of design and layout, the automated teller machine is of a standard design as located in many locations throughout the City. The automated teller machine is set within a stainless steel surround with a small receipt bin located below the automated teller machine. It is considered that the design of the proposal is acceptable to the character and appearance of the existing convenience store and that of the other commercial units.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## Other Material Considerations

The other material considerations to be taken into account are the concerns of the objectors.

The main concern of the objectors is the number of "hole in the wall" teller machines in the area. This is not a planning consideration. This application has been judged on its individual merits.

The objectors have stated that the area suffers with problems of graffiti and vandalism and that this proposal will adversely effect community safety. There is separate legislation to deal with anti-social problems rather than planning legislation.

The applicant has provided additional information in relation to the process of choosing an appropriate site which includes the following: "...a site risk assessment which determines security measures appropriate to each specific site. Such risk assessment takes into consideration Health and Safety issues affecting site employees, service engineers and Cash in Transit operatives. It also takes into account statistical evidence on ATM crime and the nature of the local environment."

In relation to the comments received from the Police Liaison Officer regarding parking issues and public safety, it is considered this is an established shopping parade with parking provision to the front of the units. Consequently, it is anticipated that there will be no unacceptable traffic problems as a result of this development.

The main issues would appear to be policing rather than planning issues with youths gathering at this site. It is anticipated that a development such as this will not further encourage youths to congregate.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The automated teller machine is a standard design as located at many locations throughout the City. It will be unobtrusive, comprising metal and plastic materials complementing the existing shop fronts. The relevant signage is part of a separate application (Planning Reference 07/00121/ADV).

In addition, the applicant has stated that the automated teller machine is designed to conform to the requirement laid down by the Disabled Discrimination Act.

In terms of design, it is considered the unit will have no adverse impact on the surrounding area.

## CONCLUSION

It is considered that the proposal is in accordance with Policy 1 of the Dundee Local Plan Review 2005. The objections do not carry sufficient weight to merit refusal of the application.

## RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.