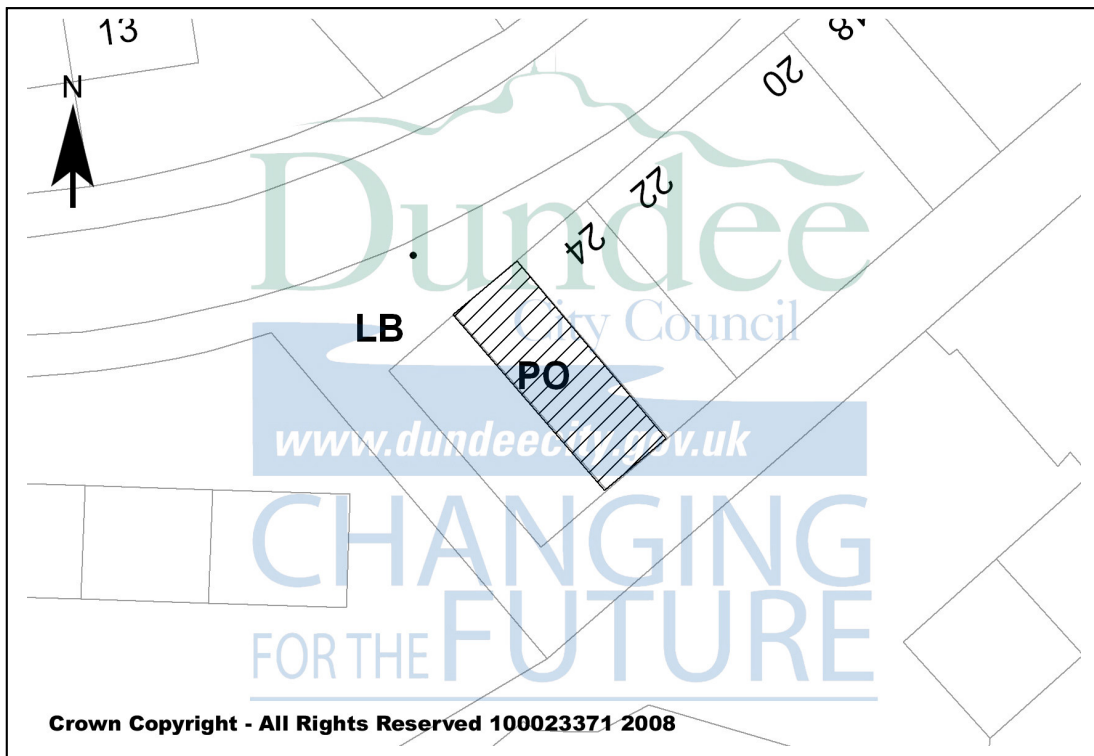


KEY INFORMATION

Ward Strathmartine

Proposal

Installation of external ATM

Address26 St Giles Terrace
Dundee
DD3 9JQ**Applicant**A G Grant Construction
48 Arratshole Road
East Kilbride**Agent**BSP Architects
4 Ravenstone Drive
Giffnock
Glasgow
G46 6AL**Registered** 26 June 2008**Case Officer** Eve Jones

New ATM Proposed in St Giles Terrace

The installation of an external ATM is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

Policy 1 - Vibrant and Sustainable Communities supports the provision of services and facilities to local residents. The objection is not supported. It is therefore recommended that planning permission be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the installation of an external ATM cash machine on the front elevation of the Post Office at St Giles Terrace.
- The site is a small local Post Office within a parade of local shops in a well established residential area, there is no off street parking and the surrounding uses are all residential.
- Dundee Local Plan 2005 : Policy 1 - Vibrant and Sustainable Communities is relevant.
- This group of shops provides a valuable range of services and facilities to local residents. It is considered that the existing shops already attract customers in cars.
- One objection was received from a local resident on the grounds of increased traffic and parking. It is considered that the ATM will not significantly increase traffic and the objection is not supported. A letter and petition of 259 signatures supports the provision of an ATM which does not charge a fee and will benefit local residents.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of an external ATM cash machine on the front elevation of the Post Office at St Giles Terrace. The ATM will be inserted into the window nearest the door.

SITE DESCRIPTION

The site is a small local Post Office within a parade of local shops in a well established residential area. The shops lie on the south side of St Giles Terrace, there is no off street parking and the surrounding uses are all residential. The street is relatively narrow.

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 policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities

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

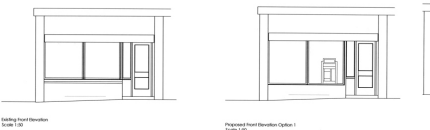
There is no relevant planning history.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and

Dundee City Council Development Quality Committee

one objection was received from a local resident on the grounds of increased traffic and parking issues. A letter of support on behalf of the Post Master was also received explaining the need for the ATM. A petition in support containing 259 signatures was



received. These will be considered in the Observations below and copies are available in Members' lounges.

CONSULTATIONS

There were no adverse comments from consultees.

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 - "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."

As detailed, this is a local Post Office and an external ATM cash machine is proposed to provide a cash dispensing service to customers. The machine will not charge a fee for the service. The site lies within a group of local shops which provide a range of services and goods to local residents but also attract cars to stop for short periods of time. There is local congestion due to the nature of the road layout which does not allow for off street parking to be provided.

However this group of shops provides a valuable range of services and facilities to local residents. It is considered that the existing shops already attract customers in cars and the provision of an ATM will not add sufficiently to the existing problems to justify refusal of this application.

It is concluded from the foregoing that the proposal complies with Policy 1.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objection

The letter of objection from the local resident raises issues of car parking, congestion of the road and the impact on local residents. As noted above, it is clear that these local shops are busy and serve the local community. As habits have changed, residents now tend to drive to such



Street scape looking to ATM Location

18 August 2008

shops rather than walk and there is a problem with short term parking congestion which cannot be addressed by the provision of off street parking. However it is considered that the provision of an ATM is not likely to add sufficiently to the existing problems to justify refusal of the application. Accordingly, the objection is not supported.

Support

The letter of support notes that the government is encouraging people to transfer accounts from the Post Office to bank accounts but there is no bank in the area. The other ATM in this group of shops charges £1.85 for each withdrawal. The proposed ATM is free and will allow the withdrawal of small amounts of money, without the payment of repeated charges. This will assist the elderly and those on low incomes. The petition was submitted by the same person and contains 259 signatures, of local residents, in favour of the proposal.

It is concluded from the foregoing that insufficient weight can be accorded to the objection such as to justify the refusal of planning permission contrary to the provisions of the development plan.

Design

There are no design issues raised by this proposal.

CONCLUSION

It is therefore recommended that planning permission be granted with conditions.

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.