

DELEGATED DECISION REPORT



APPLICATION NUMBER 130497/F

Payphone & ATM, Outside 20B Commercial Road, Hereford, HR1 2BB

CASE OFFICER: Mr E Thomas

DATE OF SITE VISIT: 12th March 2013

Relevant Development DR1, HBA6
Plan Policies:

Relevant Site History: None

CONSULTATIONS

| | Consulted | No Response | No objection | Qualified Comment | Object |
|-------------------------------|-----------|----------------|-----------------|----------------------|--------|
| Town Council | Y | | X | | |
| Transportation | Y | | X | | |
| Historic Buildings Officer | Y | | X | | |
| CCTV | Y | | X | | |
| Strategic Planning | Y | X | | | |
| Neighbour letter/ Site Notice | Y | X | | | |
| Local Member | Y | | X | | |

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Planning permission is sought retrospectively for the replacement of one of the public payphone kiosks outside 20B Commercial Road with a combined payphone and ATM facility. The photo below shows the former situation, with two identical payphone kiosks side-by-side. The left-hand kiosk has been removed and replaced, on the same footprint, with a new structure that houses a payphone on the street elevation and ATM in the side. The elevation to the road is blank, whilst the fourth elevation butts against the retained payphone kiosk. The new structure is both slightly wider and taller than the retained kiosk. The site is within the conservation area.



Representations:

No objections

Pre-application discussion:

No. The application is retrospective.

Constraints:

Conservation Officer.

Appraisal:

The application is for the retention of a new joint ATM/payphone facility on Commercial Road. The site is within the conservation area but bears all the hallmarks of a busy commercial area and the variety of land-uses that this entails. Within the street-scene the kiosk has, to my mind, no greater impact than the kiosk it has replaced.

The pavement is very wide at this location and the structure is only slightly wider than the traditional kiosk that it abuts. The structure does not cause an obstruction to pedestrians or motorists. I am also mindful of the lack of free ATM facilities available on Commercial Road itself, which is surprising given the number of late night establishments. This application goes some way to addressing this deficiency.

The application is considered to have a neutral impact on the character and appearance of the conservation area and is recommended for approval.

RECOMMENDATION:

PERMIT ☒

REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:


(please note any variations to standard conditions)

Reasons for Approval

The application has been considered with regard to saved policies DR1 and HBA6 of the Herefordshire Unitary Development Plan. The local planning authority concludes that the development preserves the character and appearance of this part of the conservation area, which is characterised by mixed use development with a preponderance of late-night establishments. In this context the provision of a publicly accessible ATM has been taken into account, and in the absence of any harm to the conservation area, the recommendation is one of approval.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed:  Dated: 12th April 2013

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:  Dated: 12/4/13