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**Application number:** 2024/0918

**Description:** Retention of Automated Teller machine (ATM)

**Location:** 2 Pearson Crescent, Wombwell, Barnsley, S73 8SN

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**1. Site Location & Description**

- 1.1. The application site is situated within a corner plot which is a commercial use. The surrounding area is predominantly residential in character consisting of a mix of different property types ranging from detached, semi-detached and terraced. The site is in close proximity to Barnsley Road (A633) which allows for direct connection via car and bus to the rest of Wombwell and Barnsley,

**2. Proposed Development**

- 2.1. The applicant is proposing that the current ATM which is located at the commercial property be retained. The ATM currently does not have planning permission however, previous planning permission was granted at the site under planning application 2021/0127 for the erection of a single storey side/front extension to the existing shop and takeaway. There are no historic photos of the site of when the ATM was installed. It is fair to presume that the ATM was installed during the construction of this planning permission.
- 2.2. Another application has also been submitted for the retention of the signage around the ATM which is under planning application number 2024/0921.
- 2.3. The applicant has also provided a design access statement with the submission.

**3. Planning History**

- 3.1. 2021/0127 - Erection of a single storey side/front extension to the existing shop and takeaway – Approve subject to conditions, April 2021.
- 3.2. 2024/0921- Retention of signage around Automated Teller Machine (ATM) – ongoing.

**4. Policy Context**

- 4.1. Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.
- 4.2. The Local Plan review was approved at the full Council meeting held 24th November 2022.
- 4.3. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are

to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

#### Local Plan

4.4. The site is allocated in the Local Plan as Urban Fabric. In addition, the following Local Plan policies are relevant to this site: -

- SD1 Presumption in favour of sustainable development
- GD1 General Development
- D1 High Quality Design and Place Making
- Poll1 Pollution Control and Protection

4.5. These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

#### National Policy

4.6. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

### **5. Consultations**

5.1. Highways – No objections.

5.2. Neighbour notification letters were sent to nearby properties. No responses were received.

5.3. Ward members were also consulted and no responses were received.

### **6. Assessment**

#### Principle of development

6.1. The application site is located within commercial property. It is common to see ATMs installed upon the frontage of a commercial property like a convenience store. As such the LPA find that the principle of the proposal is acceptable.

#### Residential Amenity

6.2. The site is already established as a site for an ATM and the site falls within the urban fabric. The ATM has been erected without planning permission; however, it seems that it

has already established itself and provides an essential service to locals. Since its installation there have been no complaints. The ATM may have led to an increase in footfall in the area.

- 6.3. The applicant has provided a design access statement in which they explain that the ATM has been designed to the specifications of “Designing Out Crime” and is in accordance with national guidelines. They have also stated that the ATM has been specifically installed in a well-lit open area in full view of pedestrians which aid in natural surveillance and is covered by CCTV.
- 6.4. The LPA considers that the ATM has had little detrimental impact upon residential amenity but has rather become a community asset as it provides access to cash.

#### Visual Amenity

- 6.5. Local Plan Policy D1 states that *“development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley”*. The applicant is proposing to retain the current ATM at the site. The development does not currently have planning permission; however the ATM has been placed within the front elevation of the commercial property which can be seen in similar places around the borough. No complaints have been received in regard to ATM since its installation and design is not prominent or imposing upon the front elevation. As such, it has unlikely to have had a detrimental impact on the visual amenity of the area.

#### Highway Safety

- 6.6. The ATM is located within the frontage of the commercial property and is located adjacent to the junction of Pearson Crescent with Aldham House Lane. There are parking restrictions in the form of double yellow lines within the vicinity of the site in order to prevent the indiscriminate parking of vehicles around the priority junction.
- 6.7. The Council’s Transportation Officer has assessed the scheme and has concluded that the ATM may well generate a small number of vehicular trips in its own right but it is more likely that the majority of people that use the ATM will be customers already visiting the convenience store. It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways point of view.

### **7. Conclusion**

- 7.1. Whilst the ATM does not currently have planning permission the retention of the ATM would not have an adverse effect on the surrounding area. No complaints have been received since the ATM was installed and it also provides a service to local residents. The development has not had a detrimental impact on, highway safety, visual amenity or residential amenity since its installation. As such the LPA considers that the development is acceptable, subject to conditions.

### **8. Recommendation**

- 8.1. Approve subject to conditions