

19 London Road, Widley, Waterlooville, PO7 5AS

1. Application site and surroundings

Comprises the front section of the former filling station located on the west side of London Road just north of the junction with Lily Avenue.

2. Planning history

On 11 January 2012 (LPA Ref: APP/10/00798) temporary planning permission was granted to use a part of the application site for a vehicle hire business. The temporary permission expired on 31 January 2013.

On 4 November 2015 (APP/15/00929) conditional planning permission was granted to use the application site for the handwashing and valeting of cars. The permission was temporary (expired on 1 December 2016) to enable an assessment of the impact of the use on the local environment.

3. Application proposal

Seeks planning permission to continue the car washing and valeting use on a permanent basis. External cleaning of cars takes place by means of high pressure washers and manual equipment (sponges and cloths) carried out beneath the existing canopy. The petrol pumps have been removed and the underground fuel tanks cleaned and filled with inert material. Where the pumps were removed the surface has been made good in matching materials. The valeting takes place within the recessed bay at the northern end of the site alongside the existing building. Vacuum cleaners are the main mechanical equipment used. The business operates seven days a week similar to the former use as a filling station but with earlier closing, 6pm on week days and 4pm on Sundays and bank holidays.

JSH Services has already provided drainage diagrams included as part of the original application, these show the water from the drains on the site and interceptor tanks connected to the foul sewer. The interceptor tanks are serviced at regular intervals. The splash screen on the northern boundary has been extended three

metres to prevent any excess spray on to the London Road shops as required by the original planning permission.



Figure 1. Vehicles being washed on January 2nd 2017.

4. Authorised planning use

The original site has been split and this application relates to the former petrol filling station area, car wash and shop.

5. Planning policy

The *Adopted Core Strategy* contains a number of policies that may be relevant to this application as follows:-

Policy CS 2 encourages new employment opportunities through appropriate development in the borough.

Comment: The application proposals have and would continue to generate employment for local people.

Policy CS 16 is about design. In respect of the application proposals the relevant paragraph is (e). This relates to residential amenity.

Comment: The valeting takes place within the bay area close to the row of shops to the north of the application site. The washing of cars during the daytime hours does not cause any significant amenity problems to nearby residents. Furthermore, vehicular and other activity associated with the use is probably less than as a petrol filling station.

Policy DM 10 is about avoiding all aspects of pollution.

Comment: Safeguarding measures have been put in place to ensure that all waste water enters the main sewer system.

Policy DM 14 relates to car and cycle parking for non-residential development.

Comment: There is ample space for parking for cars within the site and potential for secure cycle storage for staff and visitors.



Figure 2. Bay where valeting takes place.

5. Access

There is existing vehicular access from two points on London Road and there is also vehicular access from Lily Avenue. Vehicles enter the site from Lily Avenue and leave onto London Road. Most drivers stay in the car for the hand-wash and this only takes about 5-10 minutes for each vehicle. There is space on the site for vehicles to wait on the rare occasions when the site is very busy.

6. Conclusion

The existing use has not generated any environmental or highway problems over the past year and therefore it is respectfully requested that permanent planning permission should be granted.