
Site Address:	19 London Road, Widley, Waterloooville, PO7 5AS		
Proposal:	Use of (part of) site for hand washing and valeting of cars following temporary planning consent Ref APP/15/00929.		
Application No:	APP/17/00014	Expiry Date:	01/03/2017
Applicant:	Mr Jenkinson		
Agent:	Mr Pike	Case Officer:	Rachael McMurray
	Pike Planning		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of London Road and Lily Avenue and comprises a former petrol station and associated shop and garage buildings. Part of the site was a former car wash adjacent to the north boundary where there is a plastic splash screen in situ. To the north of the site lies a row of shops with first floor flats above and a parking area on the street. The remainder of the site is surrounded by residential development. To the rear of the site is an car repairs workshop accessed from Lily Avenue.

2 Planning History

01/55845/005 - Retention of internally illuminated pole sign on eastern boundary (London Road)., PERM,10/05/2001
00/55845/004 - Demolition of petrol filling station building, including removal of petrol pumps and erection of a single storey retail unit (canopy and workshops to be retained), WD,04/09/2000
96/55845/003 - Retention of internally illuminated 5.5m high gantry sign, PERM,01/03/1996
95/55845/002 - New signage., INV,
91/55845/000 - Retention of internally illuminated pole sign., ZHIS,31/07/1991
92/55845/001 - Use of part of petrol filling station as an open display area for car sales and also a portakabin. (Retrospective Application). , REF,02/07/1992
03/55845/006 - Retention of internally illuminated pole sign., PERM,17/12/2003
08/55845/007 - Erection of 1No. internally illuminated, double sided, free standing display unit., REF,02/04/2008
APP/10/00798 - Change of use (part of the site) from Petrol Filling Station to Vehicle Hire Business. (Retrospective Application.), PERM,11/01/2012
APP/15/00593 - Use of (part of) site for hand washing and valeting of cars., WD,28/07/2015
APP/15/00929 - Use of (part of) site for hand washing and valeting of cars. (Resubmission.), TPP,04/11/2015

3 Proposal

Use of (part of) site for hand washing and valeting of cars following temporary

planning consent Ref APP/15/00929.

The business operates seven days a week similar to the filling station but with earlier closing at 1800 on week days and Saturdays and 1600 on Sundays and bank holidays.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The application contains a proposal for vehicle washing facilities. Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see:

<https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Environment Agency, Romsey Depot

No objections

FAO Environmental Health Manager, Community Group

Whilst I note our previous request for the presentation of an acoustic report prior to approval, was not called for, I did note that the condition to keep all pressure washer

equipment, other than the jet washer guns & hoses, appears to be adhered to. Whilst noise levels from the actual jet washers, when the water impacts with exterior vehicle body panels & under the wheel arches are, in my opinion, high, I have had no noise complaints from nearby residents, over the past year.

I did note during my visit, that in a very short period of time (15 minutes) the number of vehicles on site went from zero to six with others also seeking access, which could cause potential traffic flow implications. However this is only an observation on my part. Should the Planning authority be minded to grant approval on a permanent basis, I would request that the condition related to times of operation, remain in place.

I would also request that the following informative be added to any positive decision notice:

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance. This is in order to protect the occupants of nearby residential dwellings from light pollution.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application.

Economic Development - Commercial and Housing

Able to support the application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices:1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
It would be useful if the drainage for car washing was more appropriate, the waste water floods onto the London Road causing dirt and debris from the vehicles. This is rarely washed away, also in severe winter weather this will undoubtedly cause ice to form and create problems for vehicles and pedestrians.	Please see planning considerations

No account is taken of pedestrians attempting to pass the area when cars are queuing.	
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (iii) Effect on the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways
- (v) Drainage

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site provides a modest employment opportunity which is to be welcomed in principle on a previously established commercial site.

(ii) Impact upon the character and appearance of the area

The site was a former petrol station with a car wash included in the north west corner of the site. As such, the proposed use of part of the site for a car wash and valet business is not considered to be significantly different in terms of character. It has now been in operation for over a year and is therefore more established as part of the character of the streetscene.

(iii) Impact upon residential amenity

In terms of potential noise emissions, the main two contributors to this would be the pressure washer and vacuum. A condition was placed on the previous temporary permission to restrict the use of the pressure washer within the site building at all times. This application for permanent use has been assessed by the Council's Environmental Health Officer (EHO). They have advised that no complaints have been received about the use within the past year and therefore they are raising no objection to this application so long as conditions relating to equipment and times of operation are applied. The splash screen has been extended as per the previous planning permission which prevents splash back onto the adjacent property.

Whilst some issues in terms of traffic and waste water disposal have been highlighted, it is considered that this may not have been significantly different to the previous use of the site which also included a car wash facility. Furthermore, both the EHO and Highways Officer have raised no objections. Therefore it would be unreasonable to restrict the granting of full planning permission now the business is up and running with limited impact on the surrounding residential amenity.

(iv) Highways

With regard to the highway implications and parking, the Development Engineer has raised no objections. It can be noted that the site was previously used as a petrol station and car wash facility. Whilst the representation received has raised concerns about the impact of the development on the highway/pedestrians, this is not a matter that planning legislation can control and is likely to be little different from the previous lawful use of the site as a petrol filling station.

(v) Drainage

The method of drainage was established during the last planning application and this has not altered. This is considered to be acceptable and has not raised any concerns from the relevant consultees. Any drainage onto the highway, as reported by the representation received, is a matter for the Highways Authority to address should it become a persistent problem.

8 Conclusion

The application is considered to be acceptable and should therefore be granted full planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00014 subject to the following conditions

- 1 The premises shall only be open for trade or business between the hours of 0830 - 1800 Monday to Saturday and 1000-1600 on Sundays and Bank Holidays
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 All pressure washers used in connection with the development with the exception of the hoses (when in use), shall be enclosed within the site building at all times when in operation. No other noise making equipment shall be used unless it has been agreed and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory form of development and to protect the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012
- 3 The splash screen on the northern boundary of the site shall be maintained in good condition and be retained at all times whilst the use of the site as a car wash is in operation.
Reason: To ensure a satisfactory form of development and to protect the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan - 466923 106891

Block plan - 01A

Proposed floor plan - 03 A

Screening plan - 05

Reason: - To ensure provision of a satisfactory development.