
Site Address:	Asda Stores, Hambledon Road, Waterloo, PO7 7XR		
Proposal:	Change of use of land from parking bays to area for hand car wash and valeting service, incorporating installation of a cabin, a canopied area for dry washing and an open area for wet washing.		
Application No:	APP/15/01220	Expiry Date:	10/03/2016
Applicant:	Mr Moore	Team:	Team 2
	Car Park Valeting		
Agent:	Ms Brown	Case Officer:	Heather Lealan
	Sigma Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Asda Stores, Hambledon Road, Waterloo, PO7 7XR

2 Planning History

02/51763/016 - Application for advertisement consent to display 4 internally illuminated and 1 non illuminated sign (5 in total) on north west, north east, south east and south west elevations., PERM,09/07/2002

97/51763/014 - Single storey extension to store entrance area to provide for new automatic telling machines
, PERM,21/04/1997

97/51763/015 - Provision of new containerised plant equipment and replacement of existing roof
mounted equipment to south west of main building (retrospective application),
PERM,19/12/1997

96/51763/013 - Retention of 4 no. internally illuminated advertisement panels on wall adjoining
precinct; wall facing ramp from car park; and wall to right of store entrance f
rom ramps and car park, PERM,04/02/1997

91/51763/007 - Alterations to elevations of existing building including installation of 3
Autom
atic Teller Machines in north-east elevation, PERM,27/12/1991

91/51763/008 - Externally illuminated and non-illuminated signs on superstore building
and misc
ellaneous non-illuminated signage to car park, ZHIS,06/01/1992

92/51763/009 - Free standing directional sign with halo illuminated letters,
ZHIS,17/03/1992

93/51763/012 - Extension to restaurant area, PERM,26/01/1994

05/51763/017 - Erection of a free standing internally illuminated static sign adjacent to
vehicular access to car park., PERM,16/01/2006

06/51763/018 - To provide shelter to existing trolley park areas in supermarket car
park., PERM,22/03/2006

06/51763/019 - Display of illuminated and non-illuminated fascia sign(s); wall-mounted
signs (3); disc and post signs (44); window vinyl (16); acrylic letters (2); totem (3); twin
posts (1) and vinyl logo (1) to whole of application site., PERM,11/12/2006

06/51763/020 - Proposal for 5 additional plant units, 7 additional trolley bays and a smoking shelter to the upper car park area., PERM,18/12/2006

APP/11/00228 - Installation of additional light columns and replacement of existing lighting columns to car park. Alterations to existing footpath incorporating new bollards. Road widening with alterations to existing kerbed island and realigned pedestrian crossing., PERM,23/06/2011

APP/11/01453 - Erection of extension to house Home Shopping;erection of metal canopy over van loading area; replacing the service yard gates with a metal sliding gate., UNK,

APP/11/01814 - Erection of single storey rear extensions to south west (rear) elevation, metal canopy over van loading area and replacement of existing gates with a metal sliding gate., PERM,17/04/2012

APP/12/00595 - Installation of 6No. banner signs, comprising 2No. single sided and 4No. double sided signs, within the car parking areas., PERM,07/08/2012

APP/13/00398 - Erection of a new four pump petrol filling station on area of existing car park., PERM,06/08/2013

APP/13/00729 - Crown reduce height and laterals of 1No. Oak (T1) by 3m, subject to TPO 1744., PERM,12/09/2013

APP/13/00780 - Single storey canopy within the ASDA customer car park for use by customers using the grocery collection service., PERM,25/09/2013

APP/13/00781 - Display of 4No. illuminated and 2No. non-illuminated fascia signs around canopy; 3No. illuminated post mounted directional signs and amendment to existing totem sign., PERM,25/09/2013

APP/13/00866 - Display of 1No. illuminated Totem sign and 20No. non-illuminated signs consisting of canopy fascia panels, post mounted signs and directional signs., PERM,29/10/2013

APP/13/00984 - Discharge of Condition No.5 of Planning Permission APP/13/00398., PERM,14/11/2013

APP/14/00445 - Installation of a Car Park Valeting hand car wash concession within the car park at Asda Waterlooville. The scheme includes a cabin for equipment storage, a canopy for drying and detailing works and associated drainage channels connecting into existing foul drains., UNK,

APP/14/00452 - Installation of new refrigeration unit. (One to be made redundant), PERM,10/06/2014

APP/15/01389 - Replacement plant located on rear canopy roof., PERM,09/02/2016

3 Proposal

Change of use of land from parking bays to area for hand car wash and valeting service, incorporating installation of a cabin, a canopied area for dry washing and an open area for wet washing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

DM14 (Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

The "proposed site & wash location" plan (Ref: 4188-10-01) shows a linear drainage feature annotated as "Proposed ACO drain along front of wet bays, *connected to foul drain via silt trap*", however the both the application form and design & access statement refer to an apparently closed system that includes a silt trap & "purpose built effluent water recycling system [and as such] there is no requirement for water of (*sic.*) foul connections"

Information provided within the design & access statement would suggest that around 28 cars would be processed on an average day, with weekend trade likely to account for a significant increase over an average weekday. Based upon the 6L/veh. figure, volumes required (around 300L/day clean water) are such that a closed system would be feasible. The supporting statement demonstrates a good awareness of the environmental issues, and there are several references to the recycling of wash-water. It is considered likely that the plan annotation is in error, or simply misleading.

It remains unclear as to how the wash-water is to be disposed of, in so much as there is no reference to the recycling process, the number of cycles per litre before the water is considered 'spent' (i.e. outside the capacity of the recycling equipment / process), or to the emptying of the dirty water tank when recycled wash water reaches this condition.

It is apparent that clean water is to be brought to site by tanker/bowser, and it is assumed that spent wash-water will be disposed of by the same route. recommend following informative *This consent relates to vehicle washing facilities. In order to prevent pollution of the environment and/or controlled waters with detergent and other automotive contaminants, areas used for vehicle washing should only be connected to either a self-contained effluent collection system or to foul sewer.*

Waste wash-water from a vehicle hand-wash activity is considered to be a trade effluent. If you are not able to locally discharge effluent and plan to use off-site disposal, it will be classed as waste and you must then comply with your duty of care responsibilities.

Proposing to discharge to non-mains - -

*If you wish to discharge effluent to groundwater or surface water after appropriate treatment, a permit will be required*¹. The Environment Agency (Tel: 03708 506 506) is the permitting authority for discharges to controlled waters.*

If you plan on using a third party to remove & dispose of your trade effluent, you must ensure that party is an appropriately registered waste carrier.

Proposing to discharge to mains - -

A trade effluent consent or a trade effluent agreement must be obtained before you

*discharge trade effluent to a public foul sewer or a private sewer that connects to a public foul sewer*2. For further information, please contact Southern Water (0330 303 0119*

If you plan to dispose of your own trade effluent at another premises (that you own or lease), the above requirements will apply to the disposal site. Southern Water should be advised of the source of the effluent.

The granting of this planning consent does not guarantee that the necessary consents or permits will be issued in respect of trade effluent discharge.

**1 - Section 38(1) of the Environmental Permit Regulations 2010 (as amended) makes it an offence to undertake a regulated activity without an appropriate permit.*

**2 - Section 118 (5) of the Water Industry Act 1991 makes it an offence to discharge trade effluent to sewer without the consent of the sewerage undertaker.”*

Comment - Informative and standard condition to be included
Development Engineer
no comments

Southern Water
Informative to be included regarding connect to public sewers

Estates Manager
No comments

East Hants District Council
No comments

Environment Agency
No objection to the application as submitted providing the designated washing bays are on an impermeable surface and the wash water all drains into a closed system we will not request any conditions.

Comment - these details have not been provided at this stage and should be conditioned

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: 22

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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
- (ii) Impact upon the streetscene
- (iii) Impact upon neighbouring amenity.
- (iv) Environmental considerations
- (v) Parking considerations

(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.

(ii) Impact upon the streetscene

The site is within the car park of the store and away from the street frontage. It should have no impact on the wider street scene and is considered acceptable under policy CS16.

(iii) Impact upon neighbouring amenity

The proposal is not in close proximity to residential properties so will have no impact on residents. There is an industrial building to the north but the proposal is separated by a boundary fence and on the other side is the rear wall of the building. It should not impact on any operations from these units. It is therefore considered acceptable under policy CS16 in this regard.

(iv) Environmental considerations

As there are no drainage proposals incorporated a condition is proposed to ensure the drainage does not cause environmental issues with the discharge/run off from the operation. On this basis the proposal is considered to meet the requirements of DM10.

(v) Parking considerations

The proposal is in the area of parking that is little used and the store is operating with spare capacity. It is therefore considered that the loss of 9 spaces will not result in a parking issue in the locality on either highway or amenity grounds. The Dev Engineer has no objection.

8 Conclusion

The development is considered acceptable with the proposed conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01220 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This consent relates to vehicle washing facilities. In order to prevent pollution of the environment and/or controlled waters with detergent and other automotive contaminants, areas used for vehicle washing should only be connected to either a self-contained effluent collection system or to foul sewer.

Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s).

Washdown water shall instead be drained to foul sewer or sealed system.

Reason: To reduce the risk of pollution to the water environment and having due regard to policy DM10 of Havant Borough Local Plan (Core Strategy) 2011

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

Proposed site location and layout drwg.no 4188-10-01 received 26 October 2015

Car Park Valeting Model Specification drwg.no CPV-40-01 rev.B received 26 October 2015

Reason: - To ensure provision of a satisfactory development.