
Site Address:	19 London Road, Widley, Waterlooville, PO7 5AS		
Proposal:	Use of (part of) site for hand washing and valeting of cars. (Resubmission.)		
Application No:	APP/15/00929	Expiry Date:	23/10/2015
Applicant:	Mr Jenkinson	Team:	Team 1
Agent:	Mr Pike	Case Officer:	Rachael McMurray
	Pike Planning		
Ward:	Purbrook		

Recommendation: **GRANT TEMPORARY 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

APP/10/00798

Change of use (part of the site) from petrol filling station to Vehicle Hire Business. Approved with temporary permission which has now lapsed.

APP/15/00593

Change of use (part of the site) for hand washing and valeting of cars. Withdrawn.

3 Proposal

Use of (part of) site for hand washing and valeting of cars. External cleaning of cars would be by means of a high pressure wash and manual equipment (sponges and cloths) carried out in the former car wash area. The valeting of the vehicles would be beneath the existing canopy. The petrol pumps have already been removed and the underground fuel tanks have been cleaned and filled with inert material. The existing splash screen would remain in situ on the northern boundary but would be extended a further 3m in depth to prevent any excess spray onto the adjacent property.

The business would operate 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 Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

DM10 (Pollution)
DM12 (Mitigating the Impacts of Travel)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Environmental Health:

Noise:

In order to make a full assessment of the noise impact of the proposed use, background noise levels are required as well as mitigation measures to reduce noise impacts. Therefore an acoustic assessment is required.

Drainage:

The proposal to use the existing jet wash area for vehicle washing is the preferable option from the perspective of site drainage. Overall the drainage design is not considered to be a barrier to the granting of consent.

Case Officer Comment:

The case has been discussed in detail with the Environmental Health Officer. The applicant is not willing to submit a noise assessment. On balance given the previous use on site including a commercial petrol filling station and car wash, it is considered that a temporary planning permission with restricted working hours would be acceptable in this case.

Development Engineer:

No objections

Environment Agency:

No objections

Economic Development:

No objections

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 S021 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.

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: 0

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) 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.

(ii) Effect on 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.

(iii) Impact upon residential amenity

In terms of potential noise emissions, the main two contributors to this would be the pressure washer and vacuum. The pressure washer would be housed in the former shop building with the hoses running out to the car wash area. The vacuum would be in the valet area under the canopy area. Environmental Health have been consulted with regard to this application and have advised that in order to make a full assessment of the impact, further information relating to noise levels would be required, along with mitigation measures of how to limit noise emissions. Although this

site did previously include a car wash, the nature of this was slightly different in that this was not the main use of the site and the car wash area would have been used on a timer basis and not continuously which is a potential outcome for the proposed use. There is an existing splash screen in place to prevent splashing up of water onto the adjacent land and it is proposed that this is extended by 3m in depth to provide further splash prevention.

As it is not yet known how successful the business will be, it is difficult for the applicant to give a clear indication of how long the machines will be in operation for during the day as this depends on the business demand. Also given that the site was previously a car wash so essentially the same use, it would be unreasonable to refuse the proposal on a lack of acoustic information. It is therefore considered a reasonable way forward would be to grant a temporary approval for one year to give the business a chance to start operating and see how it develops. If issues arise during the period of approval, then these can be further assessed when and if an application for permanent permission is made after a year.

(iv) Highways

With regard to the highway implications and parking, the Development Engineer has commented that the proposal is acceptable in terms of highway safety.

(v) Drainage

Environmental Health have confirmed that the proposal to use the existing jet wash area for vehicle washing is the preferable option from an perspective of site drainage. Overall the drainage design is not considered to be a barrier to the granting of consent.

8 Conclusion

The use and the way that the application has been amended in regards to how the business operates is considered acceptable in this mixed commercial and residential location.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/15/00929 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 1 December 2016, on or before which the use hereby approved shall cease to operate on the site unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the Local Planning Authority to assess the impact of the proposed use and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 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.
- 3 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012
- 4 The extension to the existing splash screen shall be erected prior to the commencement of the use hereby permitted and 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Amended site layout -DN: DRG 03 Rev B
Location Plan - 100047474
JSH Services Drainage Layout
Red line plan - DN: 01 A
Existing and proposed splash screen elevation - DN: 05
Reason: - To ensure provision of a satisfactory development.