
Site Address: Tesco Stores Ltd, Solent Road, Havant, PO9 1TR
Proposal: Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.
Application No: APP/14/00993 Expiry Date: 26/01/2015
Applicant: Mr Bonnett Team: Team 1
 Waves Consultancy Limited
Agent: Case Officer: Sally Smith
Ward: St Faiths

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The site involves 9 car parking spaces and a small area of a landscaped bed within the Tesco superstore car park. Access is taken over the vehicular circulation routes within the car park.

2 Planning History

The car park layout was part of the original permission for the store. There is nothing else specific to these spaces.

06/58840/015 - Temp permission for a car valeting area. permit for 5 years. 21/11/06
APP/14/00994 - Advertisement application for adverts on the proposed car wash facility. Current

3 Proposal

The proposal is for a car wash area with side screens, a cabin for the office and a canopied area for the drying area. Amended plans have been submitted to set everything back so that it does not impact on the defined walk way through the car park. This has meant the landscape bed is marginally reduced. A fresh red line was submitted and a further notice served on the owners with a revised certificate B submitted.

Hours proposed Mon - Sat 0800 - 1900; Sun 1000 - 1700.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

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 Manager, Community Group - Queried opening hours of use as form gives specific hours but statement refers to matching the opening hours of the store (24 hours) (Clarified that it is the specific hours on the form)

Development Engineer - I regret the loss of the nine car parking spaces but it could not be refused given the guidance in NPPF.

Economic Development - Commercial and Housing - No response

Southern Water - Applicant advised to consult EA. Advice that areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. Contact details provided.

Crime Prevention -Minor Apps - Concern that original proposal cut across the pedestrian route and that the side screen might reduce visibility of the roadway.

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: 18

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

It will not be a benefit to the area as it will not be offered to local people and will be unfair competition to local business.

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 residential amenity
- (iv) Impact on car parking
- (v) Other 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 proposal is set a little way into the car park and it will be visually offset by the planting in the landscape bed and the road frontage planting on the north side. It is neatly designed with the cabin set between the screened wash area and the canopied drying area. These facilities are becoming common scenes in retail car parks. The small reduction in the landscape bed is not thought detrimental to the overall appearance of the car park and the proposed facility. On the basis the principle is accepted its siting is considered reasonable and will not unacceptably impact on the street scene. However, the nature of the construction with a cabin and a screen is not a development that is appropriate for a permanent permission because of the temporary nature of its construction. Have therefore proposed a 5 year permission.

(iii) Impact upon residential amenity

There are no residential properties in close proximity. The applicants have confirmed they will be operating during day time hours when the store and the surroundings are busy. It is highly unlikely that its operation could impact on residential amenity.

(iv) Impact on car parking

The proposal will result in the loss of 9 spaces but the Dev Engineer has not formally objected. The car park does tend to have free spaces at most times so this should not cause a problem for the highway. The original layout impacted on the internal defined footway but this has been adjusted so that the footway is kept free. In addition the western end screen of the car wash is now to be clear so users of the car wash should not have their view of approaching cars from the main access way around the car park obscured.

(v) Other considerations

The facility will need to be introduced with the appropriate drainage. This is acknowledged in the Design and Access Statement (included in the listed documents) and Southern Water advises that their own requirements will have to be met. Relevant informatives will be added to the decision notice to address the recommendations set out in Southern Water's consultation response.

8 Conclusion

The proposal, as it has been amended, is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/14/00993 subject to the following conditions

- 1 This permission shall be for a limited period expiring on 31st January 2020, on or before which date the structures the subject of this permission shall be

permanently removed from the site and the land shall be restored to car parking unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The structures are of a type not considered suitable for permanent retention, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Application form

Acoustics Report on the Typical Noise Generation of a Waves Car Wash

Facility Ref B6927/NOISE/P1 21 June 2012

Design and Access Statement 9 Sept 2014

1:1250 Existing Site Plan 19.11.2014

1:500 Proposed Block Plan 19.11.2014

1:100 Proposed Detail Plan 19.11.2014

1:100 Proposed Elevations 26.11.2014

Reason: - To ensure provision of a satisfactory development.