Development Management - Delegated Officer Report

Application Number: AWDM/1158/14 Recommendation – Approve

Site: 30 Brighton Road, Lancing, West Sussex BN15 8RA

Proposal: Change of use from car sales pitch to hand car wash (retrospective)

Date of site visit: 6 January 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an open site adjacent to Beach Green car park, formerly used for car sales. In July 2014 the use of the land was changed to a hand car wash facility and this application seeks retrospective consent to retain the use.

The site comprises a largely open area of hardstanding, accessed from Brighton Road, close to the mini roundabout junction with South Street. At the rear of the site there is a portacabin in use as an office and waiting room. There is a storage container alongside the portacabin used to store cleaning equipment. Two water tanks are sited on the southern and western boundaries.

The site can accommodate up to 8 cars at any time, which travel in an anti-clockwise direction around the site. The front of the site contains a number of cars displayed for sale by Brooklands Cars in South Street. They are stored on site in agreement with the applicant who washes the cars regularly.

Relevant site history

L/164/97 - Permanent Use for Display & Sale of Cars and Retention of Office and Lighting Installations (Renewal of L/57/91 and L/148/92) – approved for display of 33 cars

Consultations

West Sussex County Council: The ***Highways*** Officer has no objection. The site can hand wash a maximum of 8 cars in any one given time period, and will be open, 10 hours a day, 7 days a week. The applicant has not provided any information on the estimated number of trips made to the car wash, but it is likely that if a hand car wash can take between 20 to 30 minutes there could be a maximum of 16 cars in one hour at maximum capacity.

As this is worst case scenario, and only likely to occur at peak times we don't consider the change of use to have any material capacity impact on the local highway network, or create any highway safety issues.

Adur & Worthing Councils: The ***Environmental Health*** Officer recommends that, due to there being some residential properties opposite the site and the potential for the use of pressure washers, the hours of operation should be limited slightly on Sunday's and bank holidays to 09.00hrs – 17.00hrs

Environment Agency: No objection

Southern Water: Works may affect public sewer. Details of surface water drainage required.

Lancing Parish Council: Committee requested consideration be given to granting temporary permission on a yearly basis so as not to compromise the long term ambitions of the Lancing Vision.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Lancing Vision
Proposed Submission Adur Local Plan 2014 Policy 9
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

One of the fundamental objectives of Lancing Vision is to create an attractive gateway to Lancing at the junction of Brighton Road and South Street. This includes relocating the application forecourt site and adjacent tyre unit and replacing them with high quality buildings to improve perceptions of Lancing. The Proposed Submission Adur Local Plan (policy 9) states that Lancing Vision will be a material consideration in guiding the future development of Lancing village centre.

Visual amenity

The site formerly had consent to display up to 33 cars for sale and it is not considered therefore that the use of the site as a hand car wash facility will have an adverse visual impact. The use as exists is low key, retaining a largely open character with any buildings and structures being small scale and towards the rear of the site.

The site is also used for the display of cars for sale, limited to the front of the site. In the light of the previous use of the land, this is not considered to be unacceptable in itself.

However, the Lancing Vision document identifies this area as detracting from the approach to Lancing and its removal and redevelopment to act as a gateway.

In view of this policy advice, it is considered that a temporary permission only would be appropriate to ensure that the future redevelopment of this area is not compromised. A 2 year consent is considered to be reasonable.

Residential amenity

The site lies on the south side of Brighton Road (A259) adjacent to an existing commercial use (SETyres). Opposite the site there is a mix of commercial and residential properties. The activities and operating hours of the car wash are generally considered to be acceptable within this area, although the EHO has recommended that the hours are reduced slightly on Sundays and bank holidays to 9am to 5pm rather than 8am to 6.30pm as requested by the applicant.

Parking and Access

The site has a single access from Brighton Road with cars moving round the site in an anti-clockwise fashion. There could be up to 16 cars on site in one hour at maximum capacity. The Highways Officer considers that is only likely to occur at peak times and would not have a material capacity impact on the local highway network or create any highway safety issues.

Drainage

The applicant confirmed on site that surface drainage works had already been undertaken in consultation with Southern Water. It is considered to be prudent to require formal details of these works by condition to ensure that Southern Water is satisfied with the means of drainage as no confirmation has been received from them to date.

Recommendation

APPROVE

Subject to Conditions:-

1. The use hereby permitted shall be discontinued permanently and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 January 2017.
   {\b Reason}: {\i In order not to prejudice consideration of future proposals for the area having regard to the redevelopment aims for the site identified in the Lancing Vision document and Policy 9 of the Proposed Submission Adur Local Plan.}
2. Approved plans

3. No additional structures or buildings to be erected without consent
4. Hours
5. Details of surface water drainage required

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 28 January 2015

Authorised by: Gary Peck Date: 28 January 2015