Development Management – Delegated Officer Report

Application Number: AWDM/1434/15 Recommendation – APPROVE

Site: 88 Old Shoreham Road, Lancing, West Sussex

Proposal: Retention of use of site for hand car washing (retrospective.)

Date of site visit: 15.12.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the south side of the A27 near to the Lancing manor roundabout. It was a former petrol filling station and the site currently has a permitted use for car sales.

Retrospective consent is sought for the additional use of the site for hand car washing. It is proposed that the car sales will remain at the site alongside the car washing function.

The current application arises following an enforcement investigation AWEN/0102/15.

Consultations:

Environment Agency: - No comments

West Sussex County Council Highways: - The Local Planning Authority should consult Highway England in relation to this application. In principle the application site has a historic use as a petrol station/car sales and a consented use for car sales at present. This application seeks retrospective consent for a hand car washing facility to be provided in conjunction with the consented car sales use. West Sussex County Council would not anticipate this development to result in a highways safety or capacity issue on the surrounding maintained roads which WSCC has responsibility as the Local Highways Authority.

Southern Water: - The following informative should be attached: - "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 0116) or www.southernwater.co.uk

The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage which disposes of effluent to sub soil irrigation. The

owner of the premises will need to maintain the septic tank to ensure its long term effectiveness.

The applicant proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of 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.

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.southern water.co.uk/BusinessCustomers/wasteServices/tradeEffluent/

Highways England: - Recommend that conditions should be attached to any planning permission that may be granted.

1. No surface water shall be permitted to run off from the development hereby permitted on to the highway or in to any drainage system connected to the highway.

   Reason: - To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to satisfy the reasonable requirements of road safety and to prevent environmental damage.

Adur and Worthing Councils: - Environmental Health: - No objection to the application.

Representations:

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the existing use which involves hand car washing at the site currently also being used for car sales, it was a former petrol filling station. The main issues for consideration in this case are the impact of the proposed use upon the highway and highway safety, residential and visual amenity, environmental health and drainage matters.

Visual amenity

The application considers an existing use and retrospective permission is sought. It is considered that the visual impact of the proposal in relation to the existing site and its function is not detrimental in visual terms. Within the roadside context and use of the redundant petrol filling station this is in keeping in character and appearance.

Residential amenity

Despite the site being adjacent to the A27 and in close proximity to the Lancing Manor round about there are a significant number of residential properties nearby. It is however considered that in this mixed use area and taking into consideration the existing and former use of the site. The use of the site for washing cars by hand would not result in significant noise and disturbance to impact negatively upon the residential amenities of the occupiers of the adjacent dwellings. The applicant has stated on the application forms the hours of opening. These hours will be restricted by condition to ensure there is no use of the site during night-time hours which would be unneighbourly. Environmental Health have raised no objections.

Highway matters

No objection has been received on highway safety grounds by West Sussex County Council or Highways England. Cars can safely exit the A27 to the site and if necessary can queue on the site with no blocking of the carriageway.

Drainage

Highways England have advised that a condition should be attached relating to surface water drainage and that there should be no run off onto the highway. A condition is attached below to ensure this is the case.

Southern Water has suggested informatives are attached relating to connection to the public sewerage system and foul sewers connections. There is also advice given relating to the use of a septic tank drainage stating that the owner of the premises will need to maintain the septic tank to ensure its long term effectiveness. Informatives are attached below accordingly.

Recommendation

APPROVE

Subject to Conditions:-

1. The retrospective use hereby approved is in accordance with the following approved plans: -

   Location Plan - received 9th November 2015
   Block Plan - received 9th November 2015
   Supporting Statement - received 9th November 2015

Site Plan scale 1:100 – received 9th November 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

2. No surface water shall be permitted to run off from the development hereby permitted on to the highway or in to any drainage system connected to the highway.

   Reason: - To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to satisfy the reasonable requirements of road safety and to prevent environmental damage.

3. The hand car washing use at the site hereby permitted shall only take place between the hours of 8am-7pm Monday to Saturday and 9am to 6pm Sundays and Bank Holidays.

   Reason: - In the interests of residential amenity.

4. Car washing/valeting of vehicles shall only be undertaken by hand, using hand-held appliances including a pressure-washer and vacuum-cleaner. No consent is granted under this permission for any external fixed plant or machinery used in connection with the washing, drying or valeting of vehicles on the site.

   Reason : In the interests of residential amenity

Informative

1. Proactive Statement – No Amendments
2. Southern Water informative
3. The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage which disposes of effluent to sub soil irrigation. The owner of the premises will need to maintain the septic tank to ensure its long term effectiveness.
4. The applicant is advised that no trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of 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.
5. The applicant is advised that areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. The applicant us 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.

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

Case Officer: Hannah Barker Date: 15th December 2015

Authorised by: Jo Morin Date: 21.12.2015