Development Management - Delegated Officer Report

Application Number: AWDM/1487/16 Recommendation – Approve

Site: **Petrol Station, Holmbush Centre, Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Installation of jet wash and vacuum cleaner with associated works**

Date of site visit: 18 October 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the petrol filling station at the Holmbush shopping centre. It is proposed to install a jet wash and vacuum to the north of the forecourt shop and to the east of the forecourt in an area already used for topping up air and water.

The jet wash machine is 1.7m tall and is to be sited in front of a 3m tall Perspex screen on the south side of the site. The existing air/water machine is to be relocated to the north side along with the proposed vacuum machine which is 1.2m tall. An area of verge on either side of the site is to be removed to accommodate the new machinery and to make space for vehicles using the facility.

The plans have been amended from the original submission following concerns about the proximity of the jet wash to trees within a small landscaped area to the east of the forecourt shop. The revised plans now retain sufficient distance to the trees. The area for the air/water and vacuum machine equipment has been realigned to provide sufficient space for vehicles using the facility. This has resulted in it being pushed further out towards, but not interfering with, the access road running to the north.

Relevant site history

Various

Consultations

Adur & Worthing Councils: The ***Tree and Landscape*** Officer considers that the plans are acceptable subject to the usual Tree Protection measures.

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Visual amenity

The development will occur within an existing petrol station within a busy shopping centre and will have little visual impact in the wider area. The amendments ensure that the trees will be retained.

Residential amenity

There are no dwellings close to the site and noise from the jet wash and vacuum is not expected to cause problems when taking into account the existing high ambient noise from the surrounding roads.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Tree Protection

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 June 2017

Authorised by: Gary Peck Date: 15 June 2017