Development Management - Delegated Officer Report

Application Number: AWDM/0480/17 Recommendation – Approve

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

Proposal: Continued use of site as hand car wash and construction of 2no. canopies.

Date of site visit: N/A

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. Temporary permission was granted in February 2015 for the change of use of the land to a hand car wash facility. The permission was for 2 years only. This application seeks to renew the permission and to erect 2 canopies measuring 3m high, 7.95m long and 4.85m wide.

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

AWDM/1158/14 - Change of use from car sales pitch to hand car wash (retrospective)

Consultations

West Sussex County Council: The ***Highways*** Officer previously had no objection and commented that 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 has no objection.

The ***Engineer*** has no objection.

Lancing Parish Council: No objection to the continued use of the site as a hand car wash, subject to the Adur District Council's Engineer's questions being answered satisfactorily. However, the application should be **recommended for refusal** on the grounds that the construction of 2 canopies is overbearing, the design is not in keeping with the area and sets a precedent for further permanent development.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Lancing Vision
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 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 currently low key, retaining a largely open character with any buildings and structures being small scale and towards the rear of the site. The proposed canopies are not unduly intrusive, consisting of a 4 support posts 2m high with a blue coloured canopy over, 3m high. They will be no taller than the existing portacabin on the site.

The comments of the Parish Council have been noted. However, the canopies are lightweight structures and are not considered to be overbearing or unduly intrusive, being set back from the road by more than 15m. While there are no other canopies in the area, they are not considered to cause harm to the visual amenities of the locality or set a precedent for further development, particularly as the use may only be on site in the short term.

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 (together with SE Tyres) as detracting from the approach to Lancing and seeks 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 further 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.

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 previously considered that was 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. There have been no known highway problems or safety concerns since the car wash has been in operation.

Drainage

The applicant has confirmed that no surface water or car wash detergents are able to run from the site onto the surrounding grassland, with all water channelled to pumping chambers and pumped to the existing gully which in turn runs to the combined storm and foul drain in Brighton Road. The Council's Drainage Engineer is satisfied with these details.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. 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 1 September 2019.
3. No additional structures or buildings to be erected other than hereby approved without consent
4. Hours
5. The canopies hereby approved shall be blue in colour in accordance with details to be submitted to and approved in writing by the LPA.

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: 10 August 2017

Authorised by: Gary Peck Date: 14 August 2017