Development Management - Delegated Officer Report

Application Number: AWDM/0131/17 Recommendation – Approve

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

Proposal: **Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.**

Date of site visit: 15 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises part of the car park (105 square metres) at Tesco (Holmbush), located to the south of the main store building.

Permission is sought for the installation of a dedicated hand car wash and valeting centre on nine parking spaces. The development comprises the erection of a canopy measuring 3.1m high, 5m wide and 7.95m long and a flat-roofed office cabin measuring 2.51m high, 2.4m wide and 4.8m long. The canopy is a covered area for the carrying out of dry valeting and will take up 4 spaces. The office is a reception area and will take up 1 space. Alongside the office is a proposed wet wash area (taking up 4 spaces) with a central drain to channel water to a recycling unit within the office. The wet wash area is to be enclosed on two sides by 2m high freestanding screens containing a number of advertisements. A separate application for advertisement consent has also been submitted (AWDM/0128/31).

The car wash area would be close to the 'click and collect' facility to the southwest. It will include a jet wash and vacuum facility and the facility is expected to be able to accommodate 5-6 vehicles at any one time.

4 x 150 watt floodlights are to be installed under the canopy with 2 floodlights to be installed on the cabin roof and a further light installed on top of a pole at the end of the screens to illuminate the wash area.

The hours of operation are stated as being 8.00hrs to 19.00hrs (Monday to Saturday) and 10.00hrs to 16.00hrs on Sundays and Bank Holidays.

Relevant site history

Various

Consultations

West Sussex County Council: The **Highway** Officer has no objection as the proposal will not materially impact the operation of the local highway network.

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments

The **Drainage Engineer** has no objection subject to condition requiring waste water to be disposed of to the Foul Water system.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site is located within the curtilage of a large retail superstore within the built-up area boundary and there is no objection in principle to the proposed development which facilitates a customer service (and does not provide additional sales area) subject to consideration of its impact on the visual and residential amenities of the locality and highway safety issues.

Visual amenity

Other structures in the car park include the Click and Collect 'pod', curved, metal-framed, Perspex trolley bays and vertical lighting columns. The parking rows are separated by landscaped beds incorporating low-level planting interspersed with small trees, which provide some 'green' within the wider expanse of tarmac car park. The proposal would create another structure within the car park, adding to the visual clutter.

The proposed structures are modest in size and will be seen against the backdrop of the 'bulk' of the main store building when viewed from the south and west.

The structures would be located more than 55m from the site boundary and would not be intrusive in views from the A27 slip road. The nearest residential properties in Bay Tree Close are located approximately 120m away, screened from the site by mature tree planting on the west side of the slip road.

The proposed lighting (7 floodlights) will be directed down onto the work area and will be switched off when the facility is closed. In the context of other lighting that already exists at the site, it is not considered that these lights will be unduly intrusive.

Residential amenity

The proposed car wash would be some 120m from the nearest residential properties, separated by the A27 slip road and servicing route to the main Tesco store. Noise from the jet wash would not give rise to nuisance for residents at this distance bearing in mind background road traffic noise. The facility would not be open beyond 19.00hrs on any day. The Environmental Health Officer has not raised any noise concerns.

Accessibility and parking

It is anticipated that all customers using the facility would also visit the store. Consequently, it is not expected that the facility will generate significant additional traffic. The facility is located in a less busy section of the car park away from the areas normally chosen by customers to park which tend to be closer to the main shop entrance. No objection to the loss of the existing parking spaces has been raised by the Highway Authority.

Drainage

The wash area incorporates a drain to channel water to a recycling unit. Treated water will have to be emptied and refreshed regularly though but this will drain only to the foul sewer system and will not cause surface water flooding.

The Council's Engineer has no concerns on this basis.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of Use 8.00hrs to 19.00hrs, Monday to Saturday and 10.00hrs to 16.00hrs on Sunday. Lighting to be switched off outside of these hours.
4. Waste water to be disposed of to the Foul Water system as per FRA

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: 9 March 2017

Authorised by: Gary Peck Date: 9 March 2017