Development Control – Delegated Officer Report

Application Number: AWDM/1522/14 Recommendation – APPROVE

Site: 151 Brighton Road, Shoreham

Proposal: Removal of 3 no. existing underground fuel tanks, fuel dispensers, above ground fills and vents. Installation of new underground fuel tank, fuel pipework, dispensers, above ground fills and vents.

Date of site visit: 25.11.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a petrol filling station located on the southerly side of Brighton Road. The site is accessed from the north via a slip road which runs parallel to the Brighton Road and the exits are located to the north onto the roundabout or to the west via The Saltings. The main petrol station building is set back from the road with the petrol pumps, forecourt and additional parking spaces located to the north of main building. There is a single storey brick building to the east of the main building which comprises jet wash and car wash facilities. To the south of the petrol building there are additional parking bays and air and water vacuum services.

The surrounding area comprises a mixture of commercial buildings and residential properties. To the east, south and south-west of the application site there are a number of residential properties located within Shoreham Beach. To the west there is a detached building comprising a public house and restaurant.

The proposal seeks planning permission for the removal of 3 no. existing underground fuel tanks, fuel dispensers, above ground fills and vents. Two larger new underground fuel tanks with a capacity of 65,000 litres would be installed in a similar position in the north-westerly corner of the petrol filling station along with replacement above ground fills and vents and fuel pipeworks. The above ground vent pipes would measure 6.5m in height.

Site History

AWDM/0908/14- Retrospective planning permission was granted in December 2014 for the retention of replacement ATM and external door.

AWDM/0909/14 – Retrospective advertisement consent application was granted in December 2014 for the retention of replacement ATM.

AWDM/1261/14 – Advertisement consent was granted in December 2014 for 2 No. 2 metre high non-illuminated totem pole signs, 4 No. non-illuminated bollard signs, 1 No. non-illuminated wall mounted sign and collection locker signage including vinyl graphics and internally illuminated lettering to the northerly and westerly sides of the locker building.

AWDM/1077/14 – Planning permission was granted in November 2014 for the erection of 12 collection lockers in the north-east corner of the filling station.

AWDM/1342/12 – Advertisement Consent was permitted in 2012 for the display of various illuminated and non-illuminated replacement advertisements including 5.1 metre high internally illuminated totem sign.

Consultations:

The Council's Environmental Health Officer has raised no objection to this proposal.

The Council's Environmental Health (Contaminated Land) Officer has requested that a full potentially contaminated land condition be attached to any recommendation for planning approval.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 & Local Development Framework.

Planning Assessment

Principle

The principle of replacing the existing underground fuel tank, fuel pipework, dispensers, above ground fills and vents to serve this established petrol filling station is considered to be acceptable. However, the main considerations that require assessment are the impact of the proposal on the environment, the visual amenities of the area, neighbouring properties and highway safety.

The Environment & Residential amenity

The proposed underground fuel tanks, fuel dispensers, above ground fills and vents would replace similar fuel equipment which would serve the petrol filling station. A Stage 2 Environmental Site Assessment has been carried out and the results submitted with this application. A Stage 2 Risk Assessment has also been performed on the data collected from the Environmental Site Assessment to assess potential risks to human health, this includes on-site workers, off site-workers and the occupiers of neighbouring residential properties near the site. The principal conclusions that were made from this assessment were:

- Concentrations of COPC were not detected above human health CPU GAC or human health GFF GAC in soil and groundwater samples collected from the site.
- Concentrations of COPC were not detected above UK DWS in samples of potable water collected from the site.
- Concentrations of TPH, PAH compounds and metals were reported above the CW GAC in mostly made ground soil samples collected at the site and occasional unsaturated natural soil samples.
- These COPC were not reported in excess of the GAC in groundwater samples collected across the site. Considering the underlying geology and low leaching potential it is considered that COPC in soils do not represent an unacceptable risk to controlled waters.

The Council's Environmental Health Officer has reviewed the Environmental Impact Statement submitted and has raised no concerns with the proposal, she has therefore requested that the potentially contaminated land condition be attached to this recommendation. Providing the removal of the existing underground tanks, fuel dispensers, above ground fills and vents and pipework and the installation of the replacement equipment are carried out in accordance with the Environmental Impact Statement submitted and the relevant Environmental Regulations the proposal should cause no harm to the environment or the amenities of neighbouring residential occupiers within properties close to the site.

As the construction workers involved in removing and installing the petrol filling station equipment will come into contact with contaminated material, the Council's Environmental Health Officer has requested that the responsible parties be made aware of this and the need to comply with and that HS (G) 66 - Protection of Workers and the General Public during Development of Contaminated Land. This will be included as an informative on this recommendation.

Visual amenity

The replacement underground tanks, above ground fills and vents and associated pipework would be located within a similar position in the north-westerly corner to the existing equipment within the confines of this established petrol station site. The existing fuel dispensers within the petrol station forecourt would be replaced by new fuel dispensers in the same location. The above ground fills and vent pipes would be the most visible part of the proposal when viewed from The Saltings and Brighton Road. The proposed vent pipes would measure 6.5m in height, however as they replace existing pipes in this location their replacements would not appear out of keeping within this established petrol station site when viewed from the surrounding roads.

Highway Safety

The above ground vents and pipes would be in the same position as the existing vents and would not therefore cause any obstruction or loss of visibility to vehicular users of The Saltings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Site Location Plan, Drawing No. 12038413 PLG-07 2014, Received on 3rd November 2014.
   Title: GENERAL ARRANGMENT as existing, Drawing No. 12038413 PLG – 01 2014, Received on 3rd November 2014.
   Title: GENERAL ARRANGEMENT as existing, Drawing No. 12038413 PLG – 02 2014, Received on 3rd November 2014.
   Title: ELEVATIONS as existing, Drawing No. 12038413 PLG – 03 2014, Received on 3rd November 2014.
   Title: GENERAL ARRANGMENT as proposed, Drawing No. 12038413 PLG – 04 2014, Received on 3rd November 2014.
   Title: GENERAL ARRANGEMENT as proposed, Drawing No. 12038413 PLG – 05 2014, Received on 3rd November 2014.
   Title: ELEVATIONS as proposed, Drawing No. 12038413 PLG - 06 2014, Received on 3rd November 2014.
   Title: Tank & Chamber Details, Drawing No. 5.01, Received on 3rd November 2014.
   Title: Four Frames & Columns Models, Drawing No. 906676-001 Rev 6, Received on 3rd November 2014.

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

3. Land contamination
4. Construction management
5. Hours of work

Informative

1. Proactive Statement – No Amendments

2. All the responsible parties should be made aware that as construction workers may come into contact with potentially contaminated material, the guidance provided in HS (G) 66 - Protection of Workers and the General Public during Development of Contaminated Land should be strictly adhered to.

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

Case Officer: Rebecca Tier Date: 5th January 2015

Authorised by: Jo Morin Date: 13.01.2015