



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/021

Development Control Committee 3 May 2018

Planning Application DC/18/0388/FUL – Sainsburys, Haycocks Road, Haverhill

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|-------------------------|---|------------------------|---------------------|
| Date Registered: | 1.3.2018 | Expiry Date: | 26.4.2018 |
| Case Officer: | Charlotte Waugh | Recommendation: | Approve Application |
| Parish: | Haverhill Town Council | Ward: | Haverhill West |
| Proposal: | Planning Application - Planning Application - (i) Change of use of 10no parking spaces to hand car wash and valeting operation to include cabin and canopy and (ii) 7no floodlights | | |
| Site: | Sainsburys, Haycocks Road, Haverhill | | |
| Applicant: | Mr Jon-Pall Bonnett – Waves Consultancy | | |

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

1. The application has been referred to the Development Control Committee following an objection from Haverhill Town Council and to allow this application to be considered along with DC/18/0275/FUL (previous agenda item) which also involves the loss of car parking spaces within the same site.

Proposal:

2. Planning Permission is sought for the change of use of 10 car parking spaces to a hand car wash. A cabin will be erected on site accommodating a customer reception area and welfare facilities for staff. The cabin measures 4.8m x 2.4m with a flat roof at a height of 2.5 metres. To the east of the cabin five screen panels will be erected to the rear of the wet wash area at a height of 1.8 metres, on the western side a canopy would be erected to cover the valet area. Four employees are anticipated with operating hours being 08:00-19:00 Monday to Saturday and 10:00-16:00 Sundays.

Site Details:

3. The car wash site is located to the north of Sainsbury's car park to the east of the petrol station. A landscaped boundary forms the northern boundary with the main road.

Planning History:

4. Various planning applications have been submitted on the site, below are those considered to be most relevant:

| Reference | Proposal | Status | Received Date | Decision Date |
|----------------|---|------------------|---------------|---------------|
| DC/18/0275/FUL | Planning Application - (i) Extension to online goods area and (ii) alterations to existing service yard and car park. | Pending Decision | 09.02.2018 | |
| DC/18/0389/ADV | Application for Advertisement Consent - (i) 1no Internally illuminated Fascia Sign, (ii) 3no non illuminated fascia | Granted | 01.03.2018 | |

signs and (iii) 5no
non illuminated
information signs

Consultations:

5. Public Health and Housing: No objections subject to condition controlling operational hours.
6. Environment Team: We have no cause for concern but recommend that no final decision is made until the Environment Agency have responded and assessed the risks to ground water from operation of the site as a hand car wash.
7. Environment & Transport – Highways: No objection, subject to conditions.
8. Environment Agency: No objections subject to condition.

Representations:

9. Haverhill Town Council: The Town Council OBJECT to this application on the grounds of loss of further car parking spaces. The accumulative loss of spaces over the years has led to over-spill parking along Haycocks Road which raises concern for the safety of pedestrians and road users.
- 10.No neighbour representations have been received.

Policy:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM46 Parking Standards
- Vision Policy HV1 - Presumption in Favour of Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness

National Planning Policy Framework 2012

Officer Comment:

- 11.The issues to be considered in the determination of the application are:
 - Principle of Development
 - Impact on Amenity

- Impact on Highway Safety/Parking Provision
- Other Matters

Principle of Development

12. The proposed development comprises the provision of a car wash facility including cabin within the car park of Sainsburys. Shopping habits have changed in the recent past and supermarkets now provide a number of ancillary roles to merely food shopping. On this basis, it is not unusual to find car washing facilities within the grounds of large food stores. Given the subservient nature and modest scale of the development there are no objections in principle, providing the application complies with adopted policies in relation to parking provision, noise and visual/residential amenity.

Impact on Amenity

13. In terms of visual amenity, the proposal involves the erection of a modest sized cabin to contain a reception area and welfare facilities for staff. This is considered reasonable and given the minimal size and height proposed is unlikely to appear dominant or imposing within its setting. Similarly a canopy will shelter cars being given an internal clean and screens will separate the car wash area from planting to the rear. These structures are of a temporary nature and have a limited visual impact. Given that the site is enclosed this form of development and associated signage is considered acceptable.

14. The application is supported by a Design and Access Statement produced by Waves Car Wash Ltd incorporating details of the proposed flood lighting and an Acoustic Report, commissioned by Waves, on the typical noise generation of a car wash facility produced by RPS (Acoustics).

15. The Acoustic Report is based on noise measurements taken during the operation of plant and equipment used at a typical Wave Car wash facility, including a jet pressure washer and compressor, vacuum cleaners and a submersible water recycling pump. Scenarios have been calculated using different combinations of the various plant and equipment items running simultaneously and concludes that a typical Waves car wash facility generates a noise level of between 77.1 and 80.1 dB(A) of sound pressure at source, depending on the combination of plant and equipment items in use.

16. Floodlighting will be provided to the car wash facility with seven, 50 Watt polycarbonate LED floodlights which will be directed over the work area. It is understood that the floodlights will be switched off, outside of the operating hours and this can be controlled via condition.

17. The submitted plans indicate that the proposed Waves car wash facility will be located to the far north of the application site adjacent to A3017, at a distance of approximately 130m from the nearest residential premises at Horsham Close. It is therefore unlikely that the use of the car wash facility will give rise to any disturbance at the nearest residential property by reason of noise or lighting.

Impact on Highway Safety/Parking Provision

18. Policy DM46 seeks to ensure that proposed development is served by sufficient parking provision which is appropriately designed and sited. At present the store is served by 401 parking spaces, incorporating 21 disability spaces and 30 parent and child spaces.

19. Whilst the car wash represents a loss of 10 spaces, it is possible to wash and valet 5-6 cars at any one time and therefore, the net loss is 3-4 spaces, if it is assumed that these are vehicles which would otherwise have visited the store and the occupants are shopping while their car is being cleaned. Whilst the design allows for customers to stay in their car during the car wash, generally customers would drop off their car and then enter the store to carry out their shopping and on this basis, the parking spaces are not technically 'lost'.

20. This application has been received at the same time as another application at Sainsbury's to expand their goods online facility (DC/18/0275/FUL). This involves a single storey extension of 111sqm which would result in the loss of 36 standard parking spaces. The combination of the two proposals will result in a loss of 46 parking spaces. However, when examining this figure consideration must be given to the changing shopping habits of customers, as stated above it is possible that those using the car wash will shop at the same time. Furthermore, the expansion of the goods online facility aims to serve more customers through internet ordering and delivery and should, consequently, reduce the number of visitors to the store.

21. A Parking Beat Survey carried out in June 2015 recorded a peak occupancy of 62.3% and on this basis, the car park is considered to have sufficient capacity to meet the demands from the proposed development. The application site is located in a rear corner of the site where it will not hinder vehicular or pedestrian access to the store and the Highway Authority has raised no objections. This survey and its results have been considered by the Highway Authority who have raised no objections to the proposal.

22. Accordingly, it is not considered that the proposal will have an adverse impact on the operation of the car park or superstore as a whole.

23. Whilst concerns have been raised by the Town Council regarding customers parking on Haycocks Road, this appears to be out of convenience rather

than as an overspill as this still occurs when sufficient spaces are available within the car park. The Highway Authority is unable to impose parking restrictions on this road as it is privately owned. IN any event, this is considered to be a management issue rather than an issue of insufficient capacity within the existing car park.

Other Matters

24. Car washing will take place over a concrete pad with a central drain, silt trap and interceptor. The water will be filtered using a recycling system and re-used within the car wash. Only biodegradable detergents will be used with foul water directed to Sainsbury's foul water drain and any remaining sludge collected by a licenced contractor. The applicant has already discussed proposals with the Environment Agency and is aware of their guidance. Accordingly, no objection is raised by the Environment Agency subject to the imposition of a condition controlling surface water drainage.
25. The applicant estimates that the car wash will generate four full time and four part time jobs which will benefit the local economy. Certainly job creation is encouraged by both local and national planning policy with the NPPF stating at paragraph 20 *'To help achieve economic growth, Local Planning Authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st century.'* This weighs in favour of the scheme.

Conclusion:

26. The application site is able to accommodate the proposed development without causing any adverse impacts on parking provision, highway safety or residential amenity and is therefore, considered acceptable and in compliance with local and national policy.

Recommendation:

27. It is recommended that planning permission be **GRANTED** with the following conditions:
1. Development to commence within 3 years
 2. The development shall be carried out in accordance with approved plans
 3. The operating hours of the Waves Car Wash facility and any associated lighting shall be limited to 08:00 to 19:00 hours on Monday-Saturday and from 10:00 to 16:00 hours on Sundays, Bank and Public Holidays.
 4. The light source shall not be visible from any highway, either local or distant, in order to avoid disability or discomfort glare for either pedestrians or motorists.
 5. The screens shall prevent any spray from the cleaning operation being blown towards the A1307 highway.

6. Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s) and should be drained instead to foul sewer or sealed system.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P4V32TPDMHR00>