

Planning Committee

30 May 2013

Reference:
APP/13/00275

Area Team:
South Team

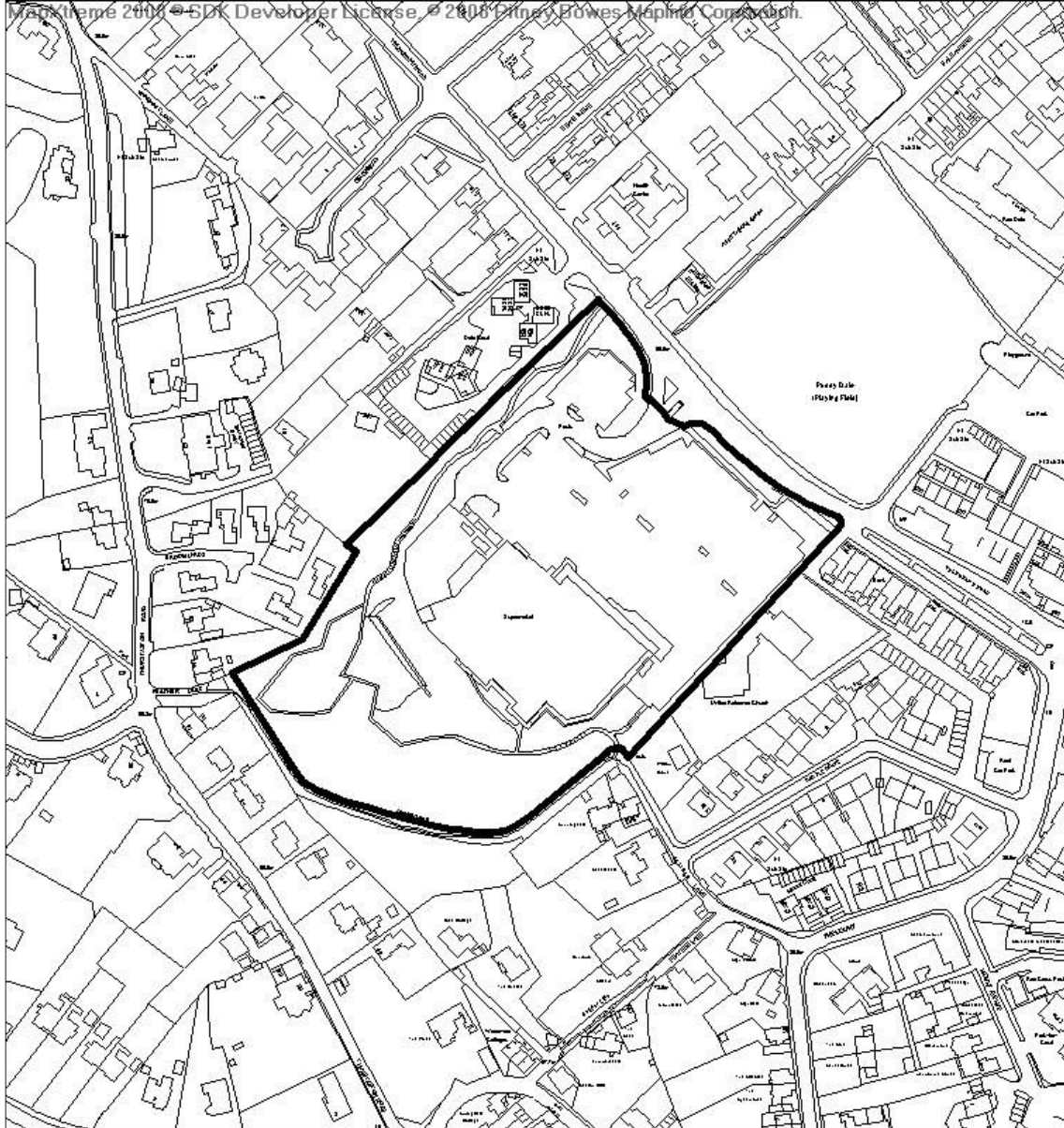
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Tesco Superstore, TELEGRAPH ROAD, HESWALL, CH60 7SL
Proposal: Proposed new car wash and valeting operation to replacing existing car park spaces.

Applicant: Waves Consultancy Limited

Site Plan:



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Development Plan allocation and policies:
Key Town Centre

Planning History:

Location: Tesco Foodstore, Telegraph Road, Heswall. L60
Application Type: Full Planning Permission
Proposal: Construction of petrol filling station and associated works.
Application No: APP/94/06654
Decision Date: 27/10/1995
Decision Type: Approve

Location: Tesco Superstore, Telegraph Road, Heswall, Wirral, CH60 7SE
Application Type: Full Planning Permission
Proposal: Extension of existing class A1 retail store, additional car parking and changes to existing car park area, extension to existing service yard, changes to landscaping and associated works
Application No: APP/00/06727
Decision Date: 13/04/2001
Decision Type: Refuse

Location: Tesco Superstore, Telegraph Road, Heswall, Wirral, CH60 7SE
Application Type: Full Planning Permission
Proposal: Extension of existing class A1 retail store, additional car parking and changes to existing car park area, changes to landscaping and associated works (Alternative to 2000/6727/D - Refused)
Application No: APP/02/06748
Decision Date: 15/11/2002
Decision Type: Approve

Location: Tesco Superstore, Telegraph Road, Heswall, Wirral, CH60 7SE
Application Type: Full Planning Permission
Proposal: Erection of extension to bulk storage area, single storey front extension, alterations to front elevation of proposed extension and car park layout approved under application no. 2002/6748/D and erection of new covered trolley bay.
Application No: APP/04/05458
Decision Date: 15/04/2004
Decision Type: Approve

Location: Tesco Superstore, Telegraph Road, Heswall, Wirral, CH60 7SE
Application Type: Full Planning Permission
Proposal: Erection of ATM building.
Application No: APP/06/05460
Decision Date: 15/05/2006
Decision Type: Approve

Location: Tesco Superstore, Telegraph Road, Heswall, Wirral, CH60 7SE
Application Type: Full Planning Permission
Proposal: Change of use of car parking spaces to hand car valeting operation including siting of a cabin to move the water recycling system and a canopy.
Application No: APP/06/06522
Decision Date: 15/08/2008
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 56 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one qualifying petition containing 72 separate household signatures and 13 objections have been received, listing the following grounds:

1. Reduced parking
2. Traffic congestion
3. Noise & Disturbance
4. Environmental Impact
5. Unnecessary development

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division): No objection

Head of Environment & Regulation (Pollution Control Division): No objection subject to hours of use condition.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition containing over 25 separate household signatures has been submitted, objecting to the proposal due to noise & nuisance, waste water disposal, visual impact, parking, creeping development and congestion.

INTRODUCTION

The proposal is for erection of a car wash facility, with a cabin (office & customer waiting) and drying area. The siting of the car wash accommodates 9 existing car parking spaces to the front elevation of the existing retail building, the car wash facility will provide 8 bays for wet washing and dry valeting.

PRINCIPLE OF DEVELOPMENT

The proposed facility is located within the curtilage of an existing retail unit set off the main highway within the designated Key Town Centre, the principle of development is acceptable.

SITE AND SURROUNDINGS

The siting of the proposed car wash is within an existing retail site, the retail unit is a large Tesco store that is accessed from Telegraph Road, there is a large car park to the front of the building and a service yard to the side.

The retail building and proposed car wash siting are set back approximately 100m from the access point with Telegraph Road, the site has residential development on 3 sides with the car wash being located to the front of the building to the north east elevation.

POLICY CONTEXT

SH1 sets out the Criteria for Development in Key Town Centres; Within Key Town Centres, proposals falling within Class A1, Class A2, Class A3 and Class D1 of the Town and Country Planning (Use Classes) Order 1987, together with other uses appropriate to a town centre location, including cinemas, theatres and taxi businesses, will be deemed as acceptable subject to the proposal, together with other recent or proposed development does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary; the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network; the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, as a result of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation;

Having regard to the NPPF; the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.

Therefore significant weight should be placed on the need to support economic growth through the planning system.

To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century and recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

APPEARANCE AND AMENITY ISSUES

The car wash accommodates an existing section of the external area of the Tesco retail site, the development includes a wet wash area that has three sides that will include signage at a height of 1.8m, a cabin will be located between the wet wash area and the dry valet section. The cabin has a height of 2.5m and a footprint of 4.8m x 2.4m, the dry valet area covers 3 original parking spaces and consists of a supported canopy at a height of 3m.

The proposal is for a hand car wash and valet facility which is a Sui Generis use class, the appropriateness of the development will be appraised in terms of how it impacts the existing site and the neighbouring properties.

The car wash facility is located within the curtilage of an existing retail store, the development is set off the main highway within private land, whilst it is unlikely to cause an obstruction to the public highway the applicant should be aware of safety within the site so that the existing car park is not compromised.

The concerns raised with regards to the proposal from surrounding neighbours relate to reduced levels of parking and increased congestion due to the loss of parking spaces, the appearance of the structures, noise and nuisance from additional activity on the existing site, existing problems with waste water disposal from the store and the creeping development of the site as a whole. With regards to traffic issues, the external area of the site can accommodate the proposed facility away from the public highway, whilst the proposal results in the loss of 9 parking spaces however not including disabled parking the site will retain 327 parking spaces. The wet wash bay includes water drainage, the appearance of the car wash would not have a detrimental impact onto the visual character of the area, the development is located within a retail unit that includes existing parking bays, recycling banks, trolley stores and signage, the appearance of the proposed car wash is not alien to the site.

A noise survey has been submitted with the application which has been considered by Pollution Control/Environmental Health Officers who agree with the findings of the survey that the proposals should not have a marked impact upon neighbouring residents. The proposed use should be considered in the context of existing levels of background noise within the locality and it is considered that the likely level, tone, duration and regularity of any additional noise would be minimal and would not be expected to give rise to unacceptably high levels of noise and disturbance.

It is considered that the proposed car wash would be appropriate in this location without having a detrimental impact on the character of the area or existing neighbouring uses.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The proposal is appropriate in this location having regard to the existing use of the site and the proximity of the proposal to the neighbouring uses.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including

national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The development is appropriate on this site in terms of the existing retail unit and the proximity to the neighbouring uses. The proposal is therefore acceptable having regards to the National Planning Policy Framework and Wirral's UDP Policy SH1.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 March 2013 and listed as follows: 02384516.

Reason: For the avoidance of doubt and to define the permission.

3. The use hereby approved shall not be used between the hours of :-19.00 hours and 08.00 hours Mondays to Saturdays and between 17.00 hours and 10.00 hours on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring uses.

Last Comments By: 18/04/2013 11:48:44
Expiry Date: 06/05/2013