

APPLICATION NO PA/2012/1103

APPLICANT Mr A A Saeed, Barton Hand Car Wash

DEVELOPMENT Planning permission to vary condition 4 on PA/2009/0595 to extend opening hours to 8am to 7pm seven days a week, including bank holidays

LOCATION Barton Hand Car Wash, Ferriby Road, Barton upon Humber

PARISH BARTON UPON HUMBER

WARD Barton upon Humber

CASE OFFICER Ron White

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Support by Barton upon Humber Town Council

POLICIES

National Planning Policy Framework: Paragraph 20

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policies DS1 (General Requirements), T2 (Access to Development), DS11 (Polluting Activities) and HE2 (Development in Conservation Areas)

North Lincolnshire Core Strategy: Policies CS1, CS2, CS11 (Provision and distribution of employment land)

CONSULTATIONS

Highways: No objections.

Environmental Protection: Raise concerns about days and hours of operation requested and suggest alternative reduced working hours.

TOWN COUNCIL

Support the application.

PUBLICITY

Advertised by means of site and press notices as the site lies adjacent to a conservation area, and neighbouring properties notified. Three letters have been received in which the following concerns have been raised together with some non-material planning considerations:

- conditions attached to the original planning permission have not been complied with
- loss of privacy to garden area of adjacent residential property
- additional noise levels and impact on residential amenity
- traffic congestion on Ferriby Road.

ASSESSMENT

Condition 4 attached to the original planning permission for the hand car wash facility (PA/2009/0595), granted in August 2009, allowed it to open between 8.30am and 6pm Monday to Friday, 8am to 12.30pm on Saturdays and at no time on Sundays or Bank Holidays. The applicant now wishes to vary this condition to extend opening hours to 8am to 7pm seven days a week including Sundays and Bank Holidays.

The main issue which needs to be addressed in determining this application is whether the extended opening hours requested would have an adverse impact on the living conditions of occupiers of nearby residential properties.

The Environmental Protection team have been consulted and are concerned that the hours of operation proposed are excessive, pointing out that the application site is very close to a residential garden along its western boundary. They also feel that the washing of cars and use of associated equipment would cause disturbance to other nearby residents, particularly at weekends when they have received complaints about other hand car wash sites. In view of this they have suggested that the hours of operation should be restricted to 8am to 6pm Monday to Saturday, 9am to 4pm on Sundays with no working on Bank Holidays. The applicant has been approached in order to ascertain whether he would accept these alternative working hours but no offer has been forthcoming.

It should also be noted that conditions 1, 2 and 3 attached to the original planning permission (PA/2009/0595) relating to the method of discharging surface water through an interceptor and provision of spray screens have not been complied with and this is being taken up by the Enforcement team.

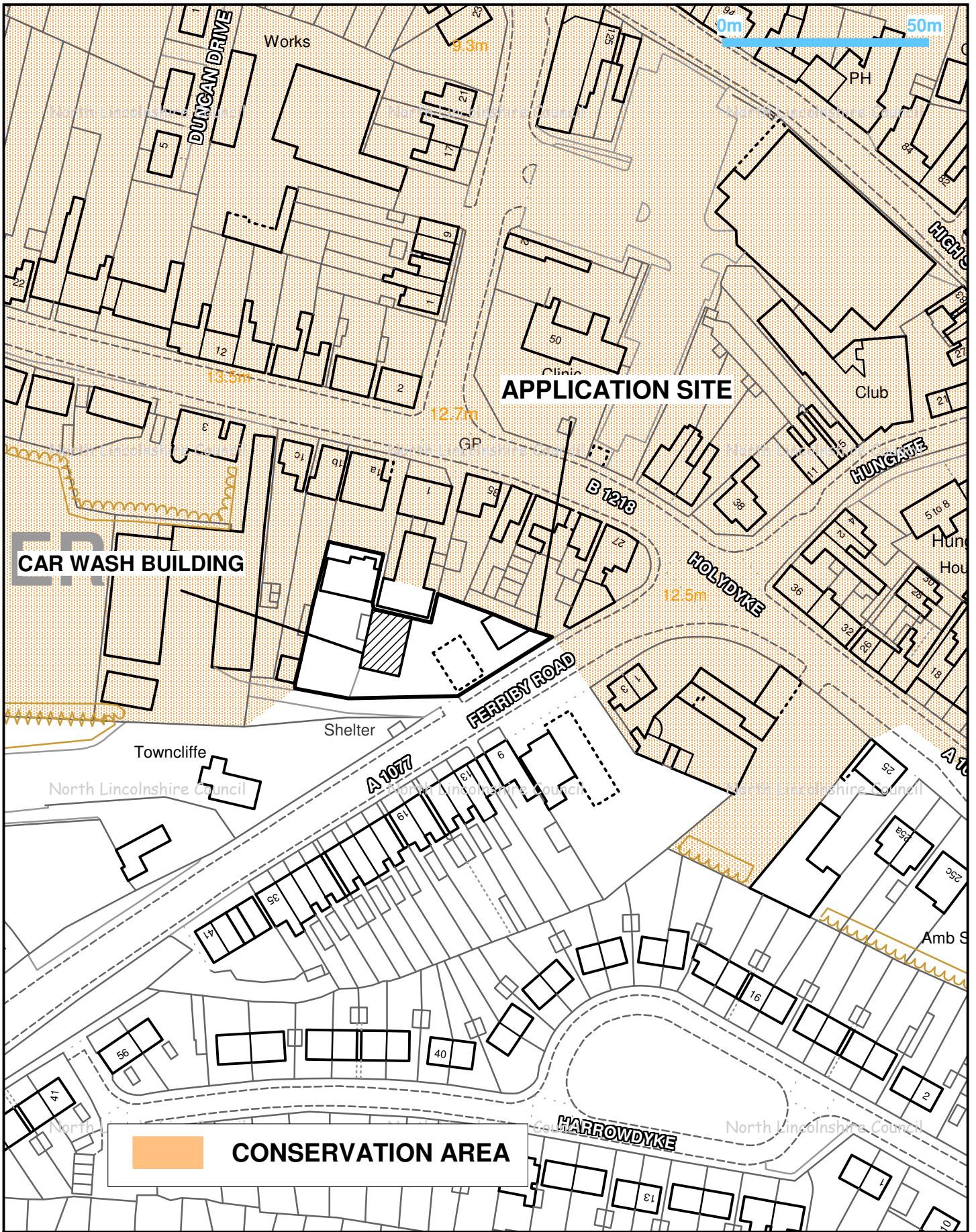
Other issues mentioned, including loss of privacy and impact on traffic circulation along Ferriby Road, were addressed during determination of the previous planning application.

RECOMMENDATION Refuse permission for the following reasons:

The hours proposed for the washing of cars and use of associated equipment would be inappropriate because the noise and disturbance generated would have an adverse impact on the amenity of occupiers of nearby residential properties. Hence the proposal would be contrary to policies DS1 and DS11 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2012/1103

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