

APPLICATION NO	PA/2009/0595
APPLICANT	Mr P Dockerty
DEVELOPMENT	Planning permission to retain a change of use for hand car washing and site a portable cabin
LOCATION	Albion Assistance Ltd, Ferriby Road, Barton-upon-Humber
PARISH	BARTON-UPON-HUMBER
WARD	Barton-upon-Humber
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barton Town Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) states that development proposals should not result in unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance. Additionally this policy states that development should not result in pollution of water, air or land which creates detrimental environmental conditions.</p> <p>Policy T1 (Location of Development) states that development proposals which generate a significant volume of traffic will be permitted provided that they are located in the urban area of Barton-upon-Humber.</p> <p>Policy T2 (Access to Development) states that all development must be provided with a satisfactory access and should be adequately served by the existing highway network.</p>
CONSULTATIONS	<p>Highways: Advise conditions.</p> <p>Environment Agency: No objections or comments.</p>
TOWN COUNCIL	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> • disposal of waste water from the site and possible run-off onto the highway

PUBLICITY

- possible flooding arising from surface water run-off

Neighbouring properties have been notified and a site notice posted. One letter of objection has been received raising the following material issues:

- vehicle wash water is being discharged directly into the surface water sewer
- no designated wash bays are provided within the site

ASSESSMENT

The application site is a former petrol filling station which is partly used for the parking of vehicles associated with the MOT test centre established at the site. The site has an existing canopy in the centre which measures 11.5 metres by 8.5 metres. There is an existing vehicle entrance and exit onto the classified Ferriby Road to the south.

The main issues in determining this application are whether:

- **the retention of the use will result in vehicle wash water being discharged onto the highway, resulting in potential flooding problems;**
- **vehicle wash water is being discharged into the surface water sewer;**
- **designated wash bays should be provided within the site.**

If permission is granted, conditions can be imposed requiring the following to ensure that vehicle wash water and surface water run-off is not discharged onto the highway or into the highway sewer:

- details of the method of preventing surface water/vehicle wash water from being discharged onto the highway;
- details of the location of interceptors to be installed within the site to prevent surface water/vehicle wash water and other contaminants from being discharged onto the highway;
- the provision of a spray prevention screen along the southern boundary to prevent wash water and spray from discharging onto the highway.

It is considered that the imposition of these conditions will prevent wash water from being discharged onto the highway and remove the potential for flooding to occur. The installation of an interceptor will prevent wash water from being discharged into the surface water sewer and will ensure that clean water is discharged from the interceptor into the relevant sewer.

The car wash operation takes place under the existing canopy and there is an existing vehicle entrance and exit from the site. There is sufficient space beneath the canopy for a number of vehicles to be parked off the road without the requirement for designated wash bays. Furthermore the council's Highway officers consider that there is no requirement for designated wash bays to be installed.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

Within two months of the date of this permission, details showing an effective method of preventing surface water run-off from hard-paved areas within the site onto the highway shall be submitted to and agreed in writing by the local planning authority. These measures shall be implemented in their entirety within a further month of the details being agreed.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

2.

Within two months of the date of this permission, details of the method of discharging surface water run-off through an interceptor shall be submitted to and agreed in writing by the local planning authority. These measures shall be implemented in their entirety within a further month of the details being agreed.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

3.

Spray prevention screens shall be erected within two months of the date of this permission, the location and design of which shall be agreed beforehand in writing by the local planning authority. The screens shall thereafter be retained for as long as the site is used as a car wash.

Reason

In the interests of highway safety and residential amenity, and to comply with policies DS1 and T19 of the North Lincolnshire Local Plan.

4.

The car wash hereby approved shall not be operated outside the hours of 8.30am to 6pm Monday to Friday, 8am to 12.30pm on a Saturday and at no time on a Sunday or Public Holiday.

Reason

To define the terms of the permission and to avoid unacceptable loss of amenity to neighbouring properties through noise disturbance in accordance with policy DS1 of the North Lincolnshire Local Plan.



Application site showing position of canopy and portable building/toilet hatched

Drawing Title: 2009/0595

OS Grid Ref: TA02792204

Drawn by: KC

Scale: 1:1250

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Highways and Planning Service

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