

16th OCTOBER 2018 PLANNING COMMITTEE

6c	18/0845	Reg'd:	28.08.18	Expires:	23.10.18	Ward:	C
Nei.	21.09.18	BVPI	18 - Minor	Number	7/8	On	Yes
Con.		Target		of Weeks		Target?	
Exp:				on Cttee'			
				Day:			

LOCATION: Morrisons, 82 Goldsworth Road, Woking, Surrey, GU21 6LJ

PROPOSAL: Erection of a modular cabin, canopy, hoarding and drainage within an existing carpark to facilitate a proposed car valeting service.

TYPE: Full

APPLICANT: Mr Jonathan Kingshott

OFFICER: Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a non-residential outbuilding which falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions

PLANNING STATUS

- Urban Area
- Rail Depot Buffer
- Surface Water Flood Risk (High, Medium and Low)
- Contamination suspected
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site relates to the majority of the carpark of Morrisons supermarket on Goldsworth Road. It is directly to the west of the store and its southern boundary is bounded by a retaining wall which backs onto a railway embankment.

PLANNING HISTORY

- PLAN/2018/0846: Proposed signage on car park valeting concession unit stating the company name and associated supermarket, price list, product branding and health & safety manifestation. Signage to be applied to the external cabin elevations, perimeter fence and in between canopy columns as a banner - pending consideration.
- PLAN/2018/0422: Erection of a number of structures within an existing supermarket service yard to provide facilities to carry out home deliveries from

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the existing store. The proposed structures include a building containing storage areas for goods, a canopy for three delivery vans and a canopy to cover an existing ramp into the store - permitted 24.08.2018.

- PLAN/2017/0464: Extension to the main entrance lobby for Morrison's Supermarket - permitted 21.06.2017.
- PLAN/2016/1113: Variation of condition 3 of PLAN/2011/0350 (for Variation of condition 3 of PLAN/2001/0295) to allow the store to open from 06:00- 00:00 on the four days prior to Christmas Eve only (excluding Sundays) each year - permitted 14.12.2016.
- COND/2011/0062: Discharge of conditions 2, 3 and 5 from PLAN/2010/1181 for the proposed extension to the main entrance elevation of the existing supermarket building. Alterations to the existing car park - permitted 21.02.2012.
- AMEND/2011/0040: Non-material amendment to PLAN/2010/1181 - permitted 04.07.2011.
- PLAN/2011/0350: Variation of condition 3 of PLAN/2001/0295 to allow the store to open from 07:00am - permitted 15.06.2011.
- PLAN/2010/1181: Proposed extension to the main entrance elevation of the existing supermarket building. Alterations to the existing car park - permitted 02.03.2011.
- PLAN/2002/0421/A: Development Appeal - appeal allowed 05.08.2002.
- PLAN/2002/0421: Removal of condition 17 of planning permission 98/0329 to facilitate 24 hour deliveries 7 days a week - refused 27.05.2002.
- PLAN/1998/0329: Demolition of existing buildings ,alteration of level, erection of Class A1 retail store of 5402m (Gross Internal) including Creche, Coffee Shop, Dry Cleaners and associated facilities and 453 space spaces - permitted 07.09.1998.
- PLAN/1995/0980: Demolition of existing buildings, alteration of level, erection of Class A1 Retail Store of 5510m sq (Gross) including Creche, Coffee shop, Dry Cleaners and associated facilities and 5

PROPOSED DEVELOPMENT

The application proposes to take over 9 existing bays at the southern end of the carpark in order to create a car valeting service. This area would be 21.75m wide and 4.75m deep. A rectangular modular cabin to provide rest facilities for the car valeting staff is proposed at the western section of this area. It is proposed to be 2.55m wide, 5.00m deep and 2.603m high. Directly to the east of the cabin would be a 9.55m wide dry area with a 3.889m high domed canopy structure covering it. Directly to the east of the dry area would be a 9.55m wide wet area with a 'Wash down and silt interceptor tank' and a 'Foul water sewer connection point' proposed in it. 1.8m high hoarding is proposed along the rear of the dry and wet areas as well as part of the side (east) of the wet area.

(Case Officer's: An advertisement consent application (PLAN/2018/0846) for signage

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on the proposed development is currently under consideration.)

CONSULTATIONS

Network Rail: No response received.

County Highway Authority (SCC): No objection.

LPA Flood Risk & Drainage Officer: No objection.

LPA Senior Environmental Health Officer: No objection.

LPA Contaminated Land Officer: No objection subject to condition.

NEIGHBOUR REPRESENTATIONS

One letter of representation was received which made the following main statements:

- The water used for washing cars should be re-used and the amount going into drains minimised.
- Acoustic measures and limited operating hours should be imposed to mitigate against noise pollution.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018):

Section 7 - Ensuring the vitality of town centres

Section 9 - Promoting sustainable transport

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012):

CS9 - Flooding and water management

CS15 - Sustainable economic development

CS18 - Transport and accessibility

CS21 - Design

Development Management Policies DPD (2016):

DM5 - Environmental Pollution

DM7 - Noise and Light Pollution

DM8 - Land Contamination and Hazards

Supplementary Planning Documents

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

PLANNING ISSUES

The main issues to consider in determining this application are impact on retail, character, neighbouring amenity, contamination and car parking provision & highway safety having regard to the relevant policies of the Development Plan.

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Impact on retail

1. PLAN/2010/1181 proposed a 747sqm extension to the store. Due the nature and scale of that application it included a sequential test and impact assessment. The development proposed as part of this current application would have an area of 103.31sqm; of which 12.75sqm would be the footprint of the cabin. Given the ancillary nature and limited scale of the proposed development it is not considered that either a sequential test or a retail impact assessment is required and that the proposed development would not have an unacceptable retail impact on Woking Town Centre.

Impact on character

2. Policy CS21 of the *Woking Core Strategy* (2012) states that new development should create buildings *"with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land"*.
3. It is considered that the scale and form of the proposed development would be subservient to the existing supermarket. While it is noted that it would have a simple and utilitarian character it is considered that this would also relate to the character of the existing store. For these reasons it is considered that the proposed development would have an acceptable impact on the character of the existing store as well as the wider street scene.

Impact on neighbouring amenity

4. The closest neighbour to the proposed development would be 22 Kingsway to the north which would be over 85m away. Given this distance it is considered that the proposed development would not create unacceptable overlooking issues, would not unacceptably impact daylight/sunlight levels and would not appear unacceptably overbearing towards neighbouring properties.
5. Furthermore, the LPA's Senior Environmental Health Officer has raised no objection on noise impact grounds subject to conditions.
6. For these reasons it is considered that the proposed development would have an acceptable impact on neighbouring amenity.

Impact on flood risk

7. Part of the carpark is in a Surface Water Flood Risk Area however the proposed development would not be in this area.
8. The LPA's Drainage & Flood Risk Officer has raised no objection and it is therefore considered that the proposed development would have an acceptable impact on flood risk.

Impact on contamination

9. According to the LPA's records the application site may be at risk from contamination. The LPA's Contaminated Land Officer has been consulted on this application however a response had not been received at the time of writing this

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report. Therefore the Committee will be updated verbally with any response that is received.

Impact on car parking provision & highway safety

10. The proposed development would lead to the loss of nine parking bays however the County Highway Authority (SCC) has assessed the application in terms of parking provision and highway safety and raised no objection.
11. For this reason it is considered that the proposed development would have an acceptable impact on car parking provision and highway safety.

Local finance consideration

12. Car washes fall under the 'sui generis' use class. The proposed development is not therefore liable for a financial contribution to CIL.

CONCLUSION

Overall, the proposal would have an acceptable impact on retail, character, neighbouring amenity, contamination and car parking provision & highway safety having regard to the relevant policies of the Development Plan. The proposal therefore accords with Sections 7, 9 and 14 of the *National Planning Policy Framework* (2018), Policies CS9, CS15, CS18 and CS21 of the *Woking Core Strategy* (2012), Policies DM5, DM7 and DM8 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2008) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs (24.09.2018)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
 - 1:1250 location plan Drwg no.CHQ.18.15288-PL01 (received by the LPA on 08.08.2018)
 - 1:500 proposed site plan Drwg no.CHQ.18.15288-PL03 (received by the LPA on 08.08.2018)
 - 1:200 proposed block plan Drwg no.CHQ.18.15288-PL04 (received by the LPA on 08.08.2018)

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- 1:50 proposed plan and elevations Drwg no.CHQ.18.15288-PL05A (received by the LPA on 08.08.2018)
- Design & Access statement Ref:CHQ.18.15288 DAS (received by the LPA on 08.08.2018)
- Jet wash noise report Ref: HSL/2004/15 (received by the LPA on 08.08.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The external finishes of the development hereby permitted shall be those stated on the approved drawings unless otherwise agreed in writing by the Local planning Authority.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF and Policy CS21 of the Core Strategy.

4. The premises hereby approved shall only be open to customers between the hours of 8.30am and 7.00pm Monday to Friday inclusive; 8.30am and 7.00pm on Saturdays, 10.00am and 4.00pm on Sundays and Bank Holidays.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

5. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the *Woking Core Strategy* (2012), Policies DM5 and DM8 of the *Development Management Policies DPD* (2016) and the policies in the NPPF.

6. The development hereby permitted shall not be occupied until details of any external lighting including floodlighting (demonstrating compliance with the

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recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed prior to the first use/ occupation of the development hereby approved and maintained in accordance with these standards thereafter..

Reason:

To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the *Woking Core Strategy* (2012).

Informatives

01. Site Inspections:

You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

02. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

03. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-

0800 - 1800 Monday to Friday

0800 - 1300 Saturday

and not at all on Sundays and Bank/Public Holidays.

04. The applicant is reminded that this permission does not convey the right to display any advertisements on the proposed development.