

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> September 2006

**AUTHOR/S:** Executive Director / Head of Planning Services

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### **S/1485/06/F - MILTON**

**Change of Use of Part of Car Park to Car Valeting Operation including Siting of Cabin and Canopy, Car Park, at Tesco Stores, Cambridge Road, for SPP (Southern) Ltd**

**Recommendation: Delegated Approval**

**Date for Determination: September 19<sup>th</sup> 2006**

#### **Site and Proposal**

1. The Tesco store is located adjacent to the A14 and is accessed off the Cambridge Road. The store is set back from the roadside with the car parking area affronting the site. The proposed location of the car valeting operations would be at the northern corner of the car park and back onto a boundary wall in excess of 2.5m in height. Behind this wall is a strip of landscaped land, which affronts the road, which accesses the cul-de-sac The Rowans. The site is within the edge of the Milton Village Framework.
2. The proposal would consist of the change of use of 9 car parking spaces for the purpose of a car valeting service. The service would consist of 4 car-parking bays for cars being washed and 4 car-parking bays for those being dried. The remaining space would accommodate a site office and a water-recycling unit. The spaces would be covered by two 3.2m high canopies.

#### **Planning History**

3. There have been multiple applications for advertising, none of which relating to car valeting services.

#### **Planning Policy**

4. **Policy SH7** – States proposals involving the sale, hire, modification or repair of motor vehicles will not be permitted in villages where they would create environmental problems by virtue of traffic generation, noise, smell or vehicle parking.

*South Cambridgeshire Local Plan 2004*

#### **Consultation**

5. **Milton Parish Council** – Awaiting comments
6. **Environmental Health Officer** – Suggests that the following conditions be attached to minimise the effects of the development to nearby residents or occupiers:
  - a. During the period of construction no power operated machinery shall be operated on the premises before 08:00hrs on weekdays and 08:00hrs on Saturdays nor after 18:00hrs on weekdays and 18:00 on Saturdays and before 10:00hrs on Sundays and Bank Holidays nor after 16:00hrs on Sundays and Bank Holidays.

- b. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed in writing by the District Environmental Health Officer so that noise and vibration can be controlled.

7. **Councillor Summerfield** – Objects to the proposal on the following grounds:

- a. The current position of the proposal is very close to the houses in the Rowans and noise may be an issue. The noise report submitted is not specific to this site and is therefore irrelevant.
- b. There is potential for the canopy to be vandalised from the adjoining wall and bund.
- c. Young people will gather under the canopy at night and cause further noise and nuisance to the residents of the Rowans.

Would it be possible for us to negotiate an alternative location.

8. **Councillor Smith** – Objects to the proposal on the following grounds:

- a. The position of the proposal is the closet point in the car park to the houses opposite and therefore would cause a nuisance from noise.
- b. The canopy would become a trampoline for local youngsters jumping from the adjacent wall.
- c. The canopy would provide a sheltered meeting point for the local young people of an evening.
- d. The noise report is generic and does not apply to this specific site.
- e. The noise levels should be conditioned to be below a certain threshold and no radios should be used by the staff.

If this application is to be approved with conditions, then it must be taken to the Planning Committee.

9. **Environment Agency** – Awaiting comments

10. **Police Liaison Officer** – Awaiting comments

**Representations**

11. None received

**Planning Comments – Key Issues**

- 12. The current **location** of the proposed service is adjacent to a 2.5m+ high wall, which backs onto a strip of landscaped land fronting The Rowans. The nearest residential dwelling is located some 25m from the proposed site of the valeting service and considering that the Tesco car park is on a lower gradient of land to the Rowans the proposal would not be visible. The site would be located at the northern end of the car park at the front of the Tesco store. Due to the nature of the entrance to the site from the Cambridge Road the proposal would not be clearly visible. The proposed canopies are prominent in colour, which would draw more attention to the service, however they would not be clearly visible outside of the Tesco Site.
- 13. The **noise** report submitted with the application is generic and does not apply to this specific site, however after consultation with our Environmental Health Team it is deemed that the conditioning of hours of use of the equipment would be sufficient to minimise the noise levels to the adjacent residential properties.

If there are to be any proposed pile driven foundations for the canopies or unit then information of their construction and subsequent noise and vibration levels will require written submission and consent from the Local Planning Authority by condition.

16. The proposal would involve the use of 8 **car parking** spaces from the mains store, which would be lost to the use of the valeting service. These spaces would not be disabled or parent and child parking. Although these spaces would be lost it is the intention of the proposal to serve Tesco customers and that these spaces will be used by customers who visit the store. The car park, which serves the store is of an adequate size to serve the site despite the loss of one space.
17. The comments from **local members** state a concern to the location of the proposal resulting in vandalism and a catalyst for anti social behaviour. This may be the case due to the verge allowing access onto the wall from The Rowans. The application has been sent to the Police Liaison Officer for consultation to seek a professional view on the extent to which this proposal may result in such behaviour.
18. It is considered that an **alternative site** for the proposal would be more appropriate, a location on the south side of the car park adjacent to the parent and child spaces would be more favourable. This location would be far away from residential properties so that noise would not be an issue and would solve any concerns of vandalism or anti social behaviour as it would be located away from the residential area and with no wall or verge in close proximity. This has been raised with the agents who will consult will the applicants in due course.

#### **Recommendation**

Subject to the views of the Police Liaison Officer that the following decision be delayed to the Head of Planning.

19. Approval subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Details of the location and type of any power driven plant or equipment, including equipment for heating ventilation and for the control or extraction of any odour, dust or fumes from the buildings but including office equipment and vehicles and the location of outlet from the buildings of such plant or equipment, shall be submitted a to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions
  3. No power-operated machinery shall be operated in the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekends and 13.00 on Saturdays (nor at any time in Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
  4. Details of any external lighting including flood lighting shall be submitted to and approved but the Local Planning Authority before construction commences.
  5. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed in writing by the District Environmental Health Officer so that noise and vibration can be controlled.

## **Informatives**

### **20. Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004: SH7**
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
  - Residential amenity including noise disturbance and overlooking issues
  - Highway safety
  - Visual impact on the locality

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003

Documents referred to in the report including appropriate on the website only and reports to previous meetings.

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