

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

6 July 2011

**AUTHOR/S:** Executive Director (Operational Services)/  
Corporate Manager (Planning and New Communities)

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### **S/0856/11 - Sawston**

#### **Change of use of three car parking spaces to hand car wash for Mr Paul Gravelle**

**Recommendation: Approve Conditionally**

**Date for Determination: 21<sup>st</sup> June 2011**

**This application has been referred to the Planning Committee for determination because the recommendation of Sawston Parish Council does not accord with the officer recommendation.**

**Members will visit the site on 6th July 2011.**

#### **Site and Proposal**

1. The application site comprises the northwest corner of the existing public car park located within the centre of the village, within the village development framework. Car parking is not charged nor is it exclusive to the users of the supermarket Budgens. The site in question comprises three existing disabled car parking spaces located adjacent to the car park entrance off Selsingen Way. The site is partially enclosed by a timber fence to the northern and western boundaries with a concrete finish to the ground surface.
2. The proposal would comprise the change of use of 3 car parking spaces for the provision of a hand car wash business. The application site once formed disabled car parking bays, which have since been re-located and the site is now designated as a non parking area, delineated by hatched yellow lines. The site is located within close proximity to the Budgens store to allow for adequate connections to the water supply and existing foul water drainage system. The car washing will involve hand washing with buckets and a jet wash hose.

#### **Planning History**

3. Planning Application **S/1519/10/F** for the change of use of car parking spaces for hand car wash was refused on the grounds that it would have an adverse impact upon ground water.
4. Planning Application **S/0132/06/A** was partly approved and partly refused for the erection of signs.
5. Planning Application **S/1810/96/F** was approved for the erection of a Village Hall Community Centre & County Library Building.

6. Planning Application **S/1777/82/F** was approved for a new car park.

### **Policies**

7. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007  
DP/1 Sustainable Development  
DP/2 Design of New development  
DP/3 Development Criteria  
TR/2 Car and Cycle Parking Standards  
NE/15 Noise Pollution

### **Consultations**

8. **Sawston Parish Council** – Recommend refusal on the grounds that the proposal would result in the loss of car parking spaces in an area that is accessed off a busy road with Heavy Goods Vehicles turning within close proximity to the site, which already cause congestion. There is also another application for a car wash in the village and the applicant did not approach the Parish prior to the submission of the application.
9. **Environmental Health** – Raise no objections to the proposal subject to the use of conditions to limit the operating hours of the business to 08.30-17.30 Monday to Saturday and 10.00-16.00 on Sundays and Bank Holidays. In addition the use of equipment associated with the car washing shall be operated in accordance with the noise levels provided within the supporting planning statement.
10. **Environment Agency** – Raise no objections confirming that the proposal development is acceptable in principle on the premise that all surface water from the proposed use is discharged to the public foul water sewer with the approval of Anglian Water.
11. **Local Highway Authority** – Raise no objections to the proposal commenting that no significant impact upon the public highway would result from this proposal.

### **Representations**

12. 2 letters of objections have been received from local residents raising the following comments:
- Car parking is at a premium in the village at peak shopping times, there is already a large hatched area for lorry turning, which takes up a potential four car parking spaces;
  - Sawston will soon suffer from shoppers going to supermarkets out of the village, which have adequate car parking;
  - The car parking is regularly full to capacity and the further reduction of spaces would result in even more wasted trips around the car park looking for spaces;
  - Local staff park within the car park, which also reduces the amount of spaces;

- There are currently spaces within the Budgens service yard, which are full with damaged shopping trolleys and broken plant frames, this would be a better location for the proposal;
- There is a concern with regard to the use of chemicals and surface water run off;
- Most shoppers at Budgens are basket shoppers and would not be in the store long enough to have their car washed;

### **Planning Comments**

13. The key considerations in the determination of this application are the impact that the development would have upon car parking provision, highway safety, noise and the protection of groundwater.

### **Car Parking & Highway Safety:**

14. The proposal would not result in the loss of any car parking spaces as the disabled bays have been re-sited and the application site is currently delineated as a non-parking area. Nevertheless, whilst the proposed car parking spaces would be inclusive to the car wash use, they would still be retained for customer car-parking as customers would park and await their car being washed during a visit to the local shops and businesses. Therefore the proposal would not result in a net-loss of car parking spaces for the overall car park although it is acknowledged that the car park has been reconfigured prior to the submission of this application. The re-located disabled car parking spaces have been sited immediately opposite their original location and are well sited to the public footpath and car park entrance for ease of access to the High Street and Budgens store.
15. The Parish Council has raised concerns about the potential for traffic queuing within Selsingen Way and any conflict that would result with HGV delivery. It is considered that the provision of three car parking spaces for car washing would not result in vehicles queuing to use the facilities. The car park benefits from a wide access road whereby vehicles can wait and pass one another during high volumes of traffic. Furthermore, it is not uncommon for vehicles to wait and allow others to park or manoeuvre within a car park. Whilst the proposal would be sited within close proximity to the store's loading bay it is considered that the two are physically separate from one another so that no conflict between vehicles would occur. There is at present a timber fence that separates the two along with a considerable drop in ground levels. The Local Highway Authority has confirmed that the proposal would not result in a significant impact upon the adopted public highway.

### **Noise:**

16. The proposal has been sited as to minimise the impact of the use of power-operated machinery (namely the jet wash equipment) from surrounding residential properties, with the provision of a condition limiting the use of the jet wash equipment outside of unsociable hours being appropriate to ensure that no adverse noise impact would result. In addition a condition shall be added requiring the use of the equipment, including its maintenance to be carried out in accordance with the specifications set out within the Planning Statement.

### **Drainage & Pollution:**

17. The application site is within a groundwater protection zone above a major aquifer. As a consequence it is essential that the use recycles water and discharges any surface water to a controlled drainage system. The proposal seeks to provide a new gulley to the entrance of the car parking, which will ensure that surface water run-off (waste water) drains into the existing foul water sewer. In addition the jet wash equipment would be fitted with a shutoff nozzle to prevent the continuous flow of water. The Environment Agency is satisfied with the proposed drainage proposals subject to the agreement with Anglian Water to the connection to the foul water drain. The applicant has approached Anglian Water and subject to the approval of planning permission will enter into an agreement with them to discharge into the foul water drainage system. As such, a condition will be imposed requiring the written agreement of Anglian Water to be submitted for approval prior to the use commencing on site.

### **Conclusion**

14. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be approved in this instance.

### **Recommendation**

Approve subject to the following conditions:

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location plan, and drawing SDL/02.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No power operated machinery (or other specified machinery) shall be operated on the site before 08.30am on weekdays and Saturdays, nor after 17.30 pm on weekdays and Saturdays, and before 10.00am nor after 16.00 on Sundays (nor at anytime on Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.**  
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
4. **The use, hereby permitted, shall be carried out in accordance with the noise levels specified within the Planning Statement dated the April 2011 (SDL Planning Associates Gravelle's**

**Budgens Car Park, Sawston) unless otherwise agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.**

(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- 5. Prior to the commencement of the use, hereby permitted, details of the written approval of Anglian Water for the discharge of waste surface water into the foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority.**

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: District Design Guide
- Planning file reference: S/0700/11.

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