

Committee Report
Planning Committee on 11 December,
2013

Item No.

Case No.

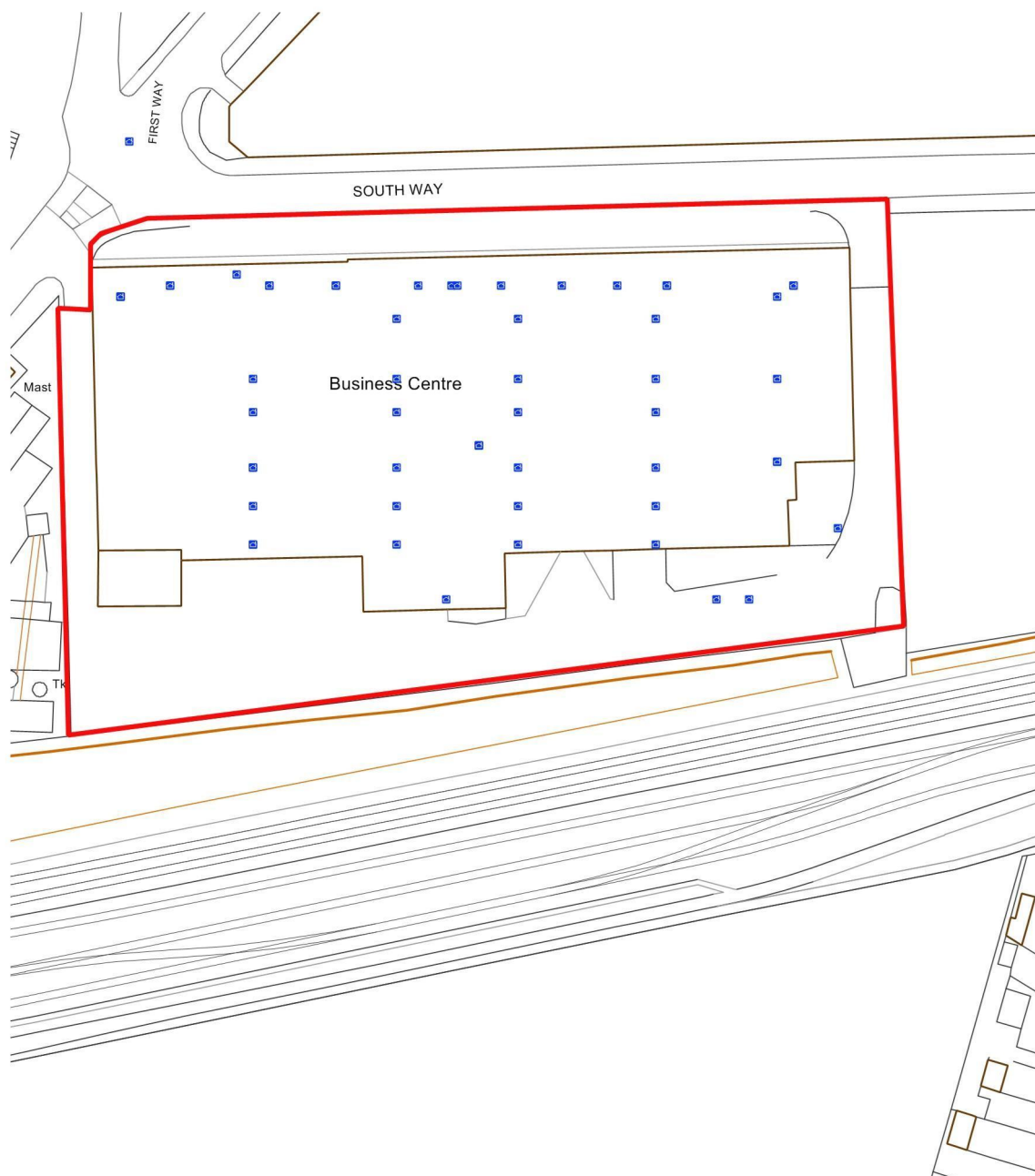
13/2601



Planning Committee Map

Site address: Pop In Commercial Centre, South Way, Wembley, HA9

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This map is indicative only.

RECEIVED: 5 September, 2013

WARD: Tokyngton

PLANNING AREA: Wembley Consultative Forum

LOCATION: Pop In Commercial Centre, South Way, Wembley, HA9

PROPOSAL: Creation of car wash facility to 6 existing parking bays with canopy

APPLICANT: Mr Navdeep Singh Viridi

CONTACT:

PLAN NO'S:
See condition no 2

RECOMMENDATION

Grant temporary consent for a period of one year

EXISTING

The application site comprises of a series of commercial units within a 2-storey building, located on South Way, opposite Wembley National Stadium. The site is known as the Pop In Commercial Centre. This application relates to six car parking spaces within the rear car park of the centre. The site is not within a Conservation Area, nor is it a Listed Building. The surrounding uses are all commercial.

PROPOSAL

Change of use of 6 existing parking bays to a car wash facility and erection of a canopy

HISTORY

13/0589 - Creation of car wash facility to 2 existing parking bays. *Application withdrawn*

POLICY CONSIDERATIONS

Brent's Unitary Development Plan 2004

TRN3	Environmental Impact of Traffic
TRN12	Road Safety and Traffic Management
TRN22	Parking Standards-Non Residential Developments
EP2	Noise & Vibration
EP4	Potentially Polluting Development
EP12	Flood prevention
BE2	Townscape: Local Context and character
BE7	Public realm: streetscape
EMP10	The environmental impact of employment development

LDF Core Strategy 2010

National Planning Policy Framework 2012

CONSULTATION

Consultation letters dated 26th September 2013 were dispatched to 48 neighbouring addresses.

3 objections were received from neighbours at 6, 12A and 15 Pop In Commercial Centre. The issues raised

are summarised as follows:

The proposal will cause more congestion on this already busy Paras 2-4 estate.

The road is used for deliveries by articulated lorries constantly, Paras 2-4 and this will only make matters worse

The mess caused by car washing will make the area very untidy and the proposal will add extra pressure on the drainage system on this estate.

Work has already started on the proposed site, - does this mean that the planning permission is a forgone conclusion.

An Officer site visit carried out in October 2013 confirms the use has not commenced. However, even if it had, then the Planning Enforcement Team would investigate.

Transportation

This proposal can be supported on transportation grounds, subject to a temporary consent for 1 year, after which it will be reviewed for transportation impact and any nuisances occurring from the car wash operation.

Environmental Health

Initial comments: recommend conditions/further details. Further details are required of the drainage system to ensure that the runoff of contaminated water is properly controlled. Revised plans were also required showing details of where any chemicals, detergents or soaps used in car washing will be stored. Details of any bunds or other containment are also required.

Further details addressing the Environmental Health Officer's comments have been submitted and these are satisfactory.

REMARKS

Key considerations

1. Impact on visual and neighbouring amenity
2. Parking, servicing and access
3. Environmental safety

Impact on visual and neighbouring amenity

1. The visual impact of the site is limited since it the site is the car parking area for the commercial units, collectively known as the Pop In Commercial Centre. There are no nearby residential properties, and therefore the visual impact in this location is acceptable.

Parking, servicing and access

2. The proposed use as a car washing facility will occupy 6 existing parking bays at the commercial centre. The Council's Transportation Officer has assessed the proposal, and considers that there would still be sufficient parking for the tenants of the commercial units at this site, and therefore this should be acceptable. However, he has recommended that if Officers are minded to grant planning permission, that this should be for a temporary period of one year in order to monitor and review the impact the use would have on parking and congestion.
3. The Transport Officer has taken into account the Pop In Commercial Centre is occupied by several business, including garages, offices stores and restaurants. The parking for the tenants is on the south side of the site, which includes bay for MOT use due to car workshops within the commercial centre. Further parking for units is located to the rear of the premises accessed from the service road.
4. It has also been taken into account that the proposed use would occupy 6 existing parking bays, and that although the applicant assures this should be sufficient for the use and that the use should not result in occupying any more bays then this, in reality it cannot be guaranteed that there would not be any further vehicles awaiting the use of the car wash facility in additional bays. For this reason a temporary use for a period of one year is recommended, to assess the impact on traffic and parking

Environmental Safety

5. Environmental Health officers are satisfied with the details submitted by the applicant to address their initial comments. The revised plans show the storage area for chemicals and any washing detergent to ensure that these are properly contained.
6. The applicants have also provided details of the drainage system to include the location of the gully and kerbs used to control run-off. A drainage channel is to be provided on two sides of the washing facility, as shown in drawing number 1a. This would be to control and capture water run-off from the vehicle washing. The applicant has stated that the water run-off will go to surface gullies and taken to the foul drainage system by the use of an electric pump. The floor of the washing area is to be laid to a gradient of 1:20 towards the drainage channels and gullies. The applicants are aware that the local sewerage provider with regard to the suitability of the treatment unit required.
7. The details provided by the applicant have been assessed by the Environmental Health Officer, who has confirmed that they are satisfactory. Relevant conditions are recommended to ensure storage of equipment and chemicals and the drainage systems are in accordance with the details submitted.

Conclusions

8. In summary, the use of 6 parking bays site for car washing would not result in an unacceptable harm to the amenity of neighbouring occupants. However, in order to assess the impact of the proposal on parking, traffic and the drainage system, it is recommended that permission be granted for a temporary period of one year after which, if a renewal of the permission is sought, the impact of the proposal may be assessed.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

Environmental Protection: in terms of protecting specific features of the environment and protecting the public

Transport: in terms of sustainability, safety and servicing needs

CONDITIONS/REASONS:

- (1) This permission shall be for a limited period of one year, expiring on 11th December 2014 when (unless a further application has been submitted to and approved in writing by the Local Planning Authority) the use hereby approved shall be discontinued and all associated equipment shall be removed and the property reinstated to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality, to review the transportation impact, and in order to protect surface-water drainage systems.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Site plan; 120404/01a; 120404/02a; SK1a; 1a; 2a; 3a; Letter from agent dated 8th November 2013

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) Washing of vehicles shall only take place in the designated area below the free-standing canopies, as shown on the approved drawings.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality and in order to protect surface-water drainage systems.

- (4) The details of the drainage system for the development hereby approved shall be in accordance with the details as shown on drawing no 1a (Ground Floor Plan), and thereafter be retained for the duration of this use, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the runoff of contaminated water is properly controlled.

- (5) The storage of materials, including storage areas for chemicals, detergents or soaps, to be used on the site in association to the use as a car wash hereby approved, shall be in accordance with the plans hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that chemicals are properly contain any leakage or spillage and prevent accidental damage to the containers.

INFORMATIVES:

- (1) The applicant is reminded that this permission is for a temporary period of one year only. If any renewal of this permission is submitted, the Local Planning Authority will consider whether any objections have been received to the continued car-wash use, whether the traffic and parking impact is acceptable and whether conditions have been complied with.
- (2) The applicants are advised that a Trade Effluent License may be required from Thames Water for the proposed use.

Any person wishing to inspect the above papers should contact Avani Raven, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5016