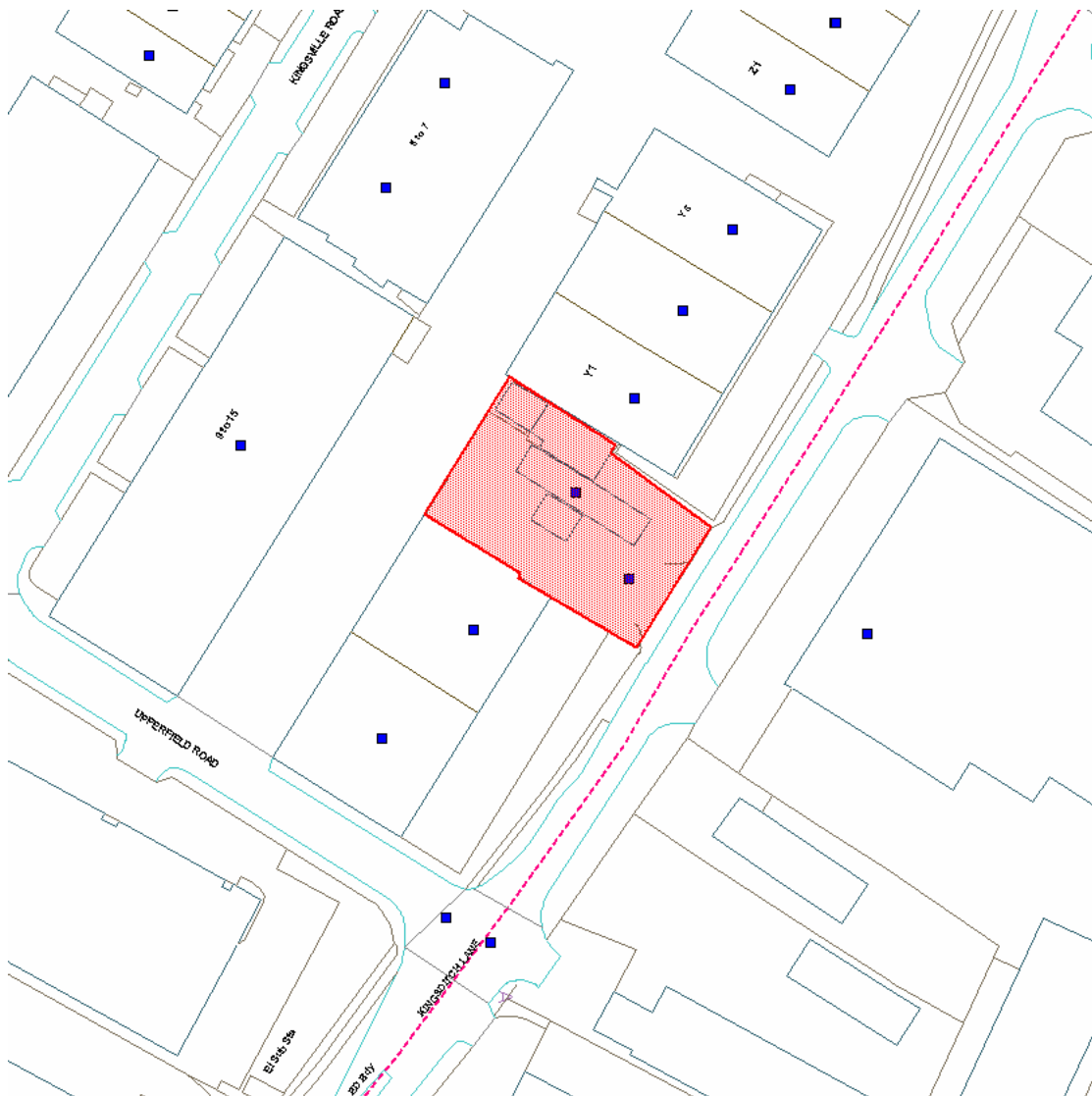


<b>APPLICATION NO:</b> 13/00220/FUL		<b>OFFICER:</b> Mr Ian Crohill
<b>DATE REGISTERED:</b> 14th February 2013		<b>DATE OF EXPIRY:</b> 11th April 2013
<b>WARD:</b> Swindon Village		<b>PARISH:</b> Swindon
<b>APPLICANT:</b>	The Car Wash Centre	
<b>AGENT:</b>	Architecnics Ltd	
<b>LOCATION:</b>	Cheltenham Car Wash, Kingsditch Lane, Cheltenham	
<b>PROPOSAL:</b>	Alterations and extensions to automated car wash, to provide a coffee shop (including the re-erection of the valeting and jet wash bays)	

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application is to extend the existing building at this established car wash facility to create a coffee house, principally for use by customer of the car wash/car valeting business.
- 1.2 The current use of the site centres around an automated car wash along with jet wash facilities. The proposal would see the automated car wash tunnel removed and the jet wash facilities relocated within the site. The proposal would introduce a coffee shop at ground floor which would be available to customers whilst they were having their cars washed/valeted and also for other people within the industrial estate. The accommodation at first floor would be for staff.
- 1.3 The development proposed is relatively minor in nature but the application is brought before Members for determination because of objections received from Swindon Parish Council.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Landfill Sites boundary

### Relevant Planning History:

<b>01/00278/FUL</b>	Removal of temporary buildings and erection of new showroom and office Approved 30.03.01
<b>02/00500/FUL</b>	Removal of temporary buildings and erection of new showroom and office Approved 23.05.02
<b>04/00733/ADV</b>	Display of double sided illuminated freestanding sign Refused 27.10.04
<b>05/00160/FUL</b>	Renewal of permission 02/00500/FUL above Granted 23.03.05
<b>05/00856/COU</b>	Proposed erection of car wash and valeting centre Granted 21.07.05

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 1 Sustainable development  
CP 4 Safe and sustainable living  
CP 5 Sustainable transport  
CP 6 Mixed use development  
CP 7 Design  
EM 1 Employment uses  
EM 2 Safeguarding of employment land  
TP 6 Parking provision in development

### National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

### **Building Control**

*20th February 2013*

No comment.

### **Parish Council**

*7th March 2013*

Swindon Parish Council asks that the Borough Council consider the following points in relation to the above application.

(1) The site was designed with public access from its frontage in Kingsditch Lane and with a service road at the rear to be used solely for the servicing of the units and not by members of the public. We object to this application as it proposes that members of the public should use the service road to egress the washing facilities and to access and manoeuvre into the parking spaces along the service roads. This is not in accordance with the approved design and criteria for the site. It also creates potential issues of access, usability, safety and security for other service road users.

(2) Users of the car wash will frequently stop after exiting the facilities to re-attach aerials, push back reversing mirrors and to wipe down windscreens. Such activities block and hinder passage through the service road.

(3) Not permitting use of the service road was an objection raised when the original application was submitted for this facility which also proposed making use of the service road. The application was revised to ensure that public egress and access was into Kingsditch Lane. We consider that the objections raised then are still valid.

(4) Change of Use. This application should be accompanied with a change of use application for A3 use. We do not presume that A3 use is included in the same planning classification as a car wash facility.

(5) It is uncertain as to whether the applicant is intending that there should be a take away facility. Due to the nature of the site allowing members of the public either with or without vehicles to access or drive through the site to purchase food would be unsafe for members of the public wishing to use it and for people using the car wash facility. We would not support A5 planning class use.

(6) We cannot see the need for refreshment facilities and are concerned that this may encourage car wash customers to extend their visit which could impact on the efficiency and effectiveness of the car wash if cars stay in the car wash bays whilst drivers make use of the dining facilities or leave their vehicles while they purchase food to take away.

(7) This application lacks sufficient information to be able to consider the proposed use. There are no details regarding hours of operation or what will be sold at the coffee shop, nor details of how the facility will be staffed. It would be totally unacceptable for the same staff who wash car to then serve in the coffee shop. The issues of hygiene are considerable.

(8) There is no label for the first floor area. This should be identified as being for staff use only and should be the staff dining and changing room to ensure that they are completely separate. No such facilities are identified for the staff.

(9) There must be a shower room for the staff. Due to the dirty nature of the jobs undertaken by the staff hygiene is important for a number of reasons. Staff should be able to change in to and out of dirty work clothes, have somewhere to keep their clean and dirty clothes. Staff should be able to shower after they have completed their work. Staff should have a rest room facility. If the intention is to introduce a coffee bar for public use staff and their facilities should be separate from the public.

(10) We recognise that in order to make the planning process more efficient that some documentation is deemed unnecessary for certain applications. However the documentation supporting this application is lacking in considerable detail and we would welcome a Design and Access statement to support this application which may provide us with a greater understanding of the clients intent and considerations for this facility.

(11) We are concerned for the safety of people accessing the proposed coffee shop through the site. There are no identified safe pedestrian routes to the coffee shop that is away from the car wash wet areas.

(12) The proposed bin and recycling area appears to be inadequate and there does not appear to be anything to separate the, presumably clean, cars parked in the proposed bays from the refuse area.

(13) A new sign is indicated on the application but no details have been provided. We object to any new signs without being provided with full details for consideration. Should details be submitted to the planning department for consideration we request that these are sent out for consultation prior to a decision being made.

(14) We support the idea of increasing floor area by adding a second storey however much as been done in recent years to improve the appearance of the buildings along Kingsditch Lane and we feel that more consideration should be given to the appearance of this building.

### **GCC Highways Planning Liaison**

*26th February 2013*

I refer to the above planning application received here on 13th February 2013 with Plan No: 359-PL 01.

The proposal should not have any additional significant or severe highway safety implications. 15 car parking spaces are being proposed which is more than is currently available, the number of car parking spaces being provided for both the coffee shop and car wash is considered suitable for purpose. I note that no cycle parking has been proposed, in line with the minimum standards recommended in the Cheltenham Borough Local Plan a minimum of 4 secure, covered cycle parking spaces should be provided for the coffee shop element, sufficient space is available within the site for this to be provided and maintained.

Thus, it is for these reasons that I recommend no highway objection be raised subject to the following conditions being attached to any permission granted:-

1) Prior to beneficial use of the proposed development the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.

REASON: To ensure adequate parking and manoeuvring space is provided, in the interests of highway safety.

2) Prior to beneficial use of the proposed development, secured and covered cycle storage and parking facilities for a minimum of 4 bicycles shall be provided within the curtilage of the site and such provision shall be permanently retained and maintained thereafter.

REASON: To ensure that adequate cycle storage facilities are provided in line with the Governments declared aims towards sustainable modes of travel.

INFORMATIVE:

The proposed development may require the modification/extension of a footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 before commencing ANY works on the highway.

## **5. PUBLICITY AND REPRESENTATIONS**

- 5.1 Letters were sent out to the occupiers of neighbouring premises. No letters of representation were received.

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

6.1.1 The application site is located within a major commercial/ industrial development to the north of Cheltenham and is accessed off Tewkesbury Road. The existing automated car wash at this site has been in operation for approximately 5 years. Prior to that, the site was used for the purpose of the sale of used cars. Over the years planning applications have repeatedly been the subject of objection by the Parish Council.

6.1.2 In spite of the opposition currently expressed by the Parish Council, it is considered that the proposal is for a use that is well suited to an industrial estate. The building proposed is a simple one with clean simple lines and will not detract from the appearance of Kingsditch Lane.

6.1.3 The majority of the points raised by the Parish Council (see list above) cannot be considered to be planning issues and are thus not relevant to the determination of this application. The use in combination with a car wash could well benefit the employees in the Kingsditch Trading estate; it is not considered that it would be necessary to restrict the hours of operations bearing in mind the location of the site surrounded by commercial units and furthermore the availability or otherwise of changing facilities/ showers does not amount to a planning consideration.

6.1.4 The Parish Council, however, do raise the issue about use of the rear service road to provide for a means of leaving the site. It is important to realise that the Highway Authority consider that the access, egress and customer parking arrangements shown in the application are all acceptable as they comply with adopted standards and indeed it could be argued that they could amount to an improvement over and above the existing situation on site. Without support from the Highway Authority objections on the grounds of access/egress would have been given

very little weight. The Highway Authority, however, do suggest that cycle parking should be provided on site and a condition to secure that has been included below.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 That, despite the objections raised by the Swindon PC, planning permission be granted subject to the following conditions.

## **8. CONDITIONS / INFORMATIVES**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The exterior of the approved development shall be rendered to match the existing building and maintained as such thereafter.  
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 3 Prior to beneficial use of the proposed development the car parking and manoeuvring facilities shall be completed in all respects in accordance with the submitted details and shall be similarly maintained thereafter for that purpose.  
Reason: To ensure adequate parking and manoeuvring space is provided, in the interests of highway safety.
- 4 Prior to beneficial use of the proposed development, secured and covered cycle storage and parking facilities for a minimum of 4 bicycles shall be provided within the curtilage of the site and such provision shall be permanently retained and maintained thereafter.  
Reason: To ensure that adequate cycle storage facilities are provided in line with the Governments declared aims towards sustainable modes of travel.

## **INFORMATIVES**

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.