

App.No: 180257	Decision Due Date: 21 May 2018	Ward: Langney
Officer: Chloe Timm	Site visit date: 16 April 2018	Type: Planning Permission
Site Notice(s) Expiry date: 13 April 2018 Neighbour Con Expiry: 13 April 2018 Press Notice(s): n/a		
Over 8/13 week reason: Planning Committee		
Location: Langney Shopping Centre, 64 Kingfisher Drive, Eastbourne		
Proposal: Proposed installation of an office, maintenance bays, car washing canopy and car cleaning facilities within the car park area of Langney Shopping Centre for use by P1 Pit Stop. Services to include tyre replacement, vehicle valeting and detailing.		
Applicant: Mr Jay French		
Recommendation: Approve Conditionally		

Executive Summary:

The application is reported to planning committee at the request of ward Councillor and due to the number of objections received and officers supporting the proposal.

The site of the proposal is within the north car park of Langney Shopping Centre.

The application is seeking planning permission for business P1 Pitstop to operate within the car park of Langney Shopping Centre to include the erection of an office, maintenance bays, car washing canopy and car cleaning facilities.

P1 Pitstop would offer services of tyre replacements, vehicle washing, valeting and detailing.

Scheme, design and appearance are considered appropriate for the site and surrounding area and is recommended for approval subject to conditions

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy

7. Requiring good design

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution - Sustainable Neighbourhood
C8 Langney Neighbourhood Policy
D4 Shopping - Langney Shopping Centre (District)
D5 Housing
D10a Design

Eastbourne Borough Plan Saved Policies 2007

SH7 District Local and Neighbourhood Centres
UHT8 Protection of Amenity Space
US3 Infrastructure Services for Foul Sewage and Surface Water Disposal
US4 Flood Protection and Surface Water
HO20 Residential amenity
UHT1 Design of New Development
UHT4 Visual Amenity

Site Description:

The application site relates to part of the surface car park serving the existing
Langney Shopping Centre.

Relevant Planning History:

130229

Extension of existing shopping centre to provide additional retail units, reconfiguration of car park and internal access road, amended service facilities and landscaping.

Planning Permission
Approved conditionally
24/09/2014

Proposed development:

The proposal is to install two new structures/buildings within the existing surface car park to support a proposed new business (P1 Pit Stop) which is primarily a tyre fitting, wheel balancing and puncture repair centre.

One new building would provide accommodation for tyre fitting and tyre maintenance/repair bays with ancillary office accommodation and the other building would provide canopy cover for the car cleaning and valeting.

The P1 Pit Stop building will measure 27m in length, 7m wide and a maximum height of 4.5m high and formed from black powder coated steel cladding to the walls under a mono pitched roof.

The car wash canopy measures 16m in length, 5m wide and 3m high under a curved roof.

The application proposes to implement a mechanism to mitigate water impurities entering the surface water drainage system.

Consultations:

Internal:

Specialist Advisor (Planning Policy):

In principle, the development is situated in an appropriate location, a car park of a designated shopping centre and is in accordance with policy C8 of the Core Strategy. Surface water mitigation measures seem to have been considered, so there is no objection to the current proposal from a planning policy perspective, in principle.

Specialist Advisor (Arboriculture):

No adverse comments to make with regards the loss of trees, but we should ask for a soft landscaping scheme.

Neighbour Representations:

6no. Objections have been received and cover the following points:

- Langney Avon Pond is close to the application site
- 2no trees would need to be felled
- 30 spaces would have to be removed for the development to take place
- There is an established car wash and tyre centre in close proximity
- Increased traffic within the carpark and surrounding roads and junctions will make it hazardous and increase vehicle emissions
- The amount of noise created from operations of the new development with compressors, air guns, paint sprayers etc.
- Contamination of water courses, increased risk of fire from use of oils and lubricants
- Increased criminal element outside of business hours causing disturbance by intruder alarms, vandalism etc.
- Storage and disposal of used tyres and other waste materials
- Langney Shopping Centre is not a trading estate.
- Will look out of place and spoil views from surrounding residential properties

Appraisal:

Principle of development:

There is no objection in principle to the proposed development to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy 2013, and saved

policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

The main issue to consider when assessing this application is the impact of the proposal on the character and vitality of this area, and how the development impacts upon the visual amenity of the host building, the character of the area (mentioned above) and impact on neighbouring amenity.

It is considered that the proposed development will not cause a severe detrimental impact on the amenity of the surrounding area or of the residents surrounding.

Objections have been raised in relation to the necessity of having the new proposed business on the site when there are other businesses of similar operations within the area. The proposed development complies with planning policy in line with the vision for the future of Langney Shopping Centre by encouraging extensions and redevelopment of the area.

The noise pollution impact has been outlined in the enclosed Design and Access Statement with measures to reduce potential noise pollution resulting from the proposal. This includes acoustic barrier fencing, rubber matting and the use of all equipment within the internal surroundings of the proposed units.

The residential properties surrounding are not directly adjacent to the application site and as such it is considered that the impact from the proposal would be minimal. The shopping centre and the surrounding roads are relatively busy 7days a week and any additional noise caused by the new development is thought to be minimal and result in an insufficient loss of residential amenity to substantiate a refusal of planning permission.

Regarding surface water drainage a Zero Discharge Cleaning System (ZDS) will be implemented to mitigate water impurities. Furthermore the system should recycle the waste water to limit the surface water output. A condition will be set to ensure that a satisfactory drainage and SUDs scheme is submitted prior to any construction taking place in order to mitigate any issues that may arise from operations.

The proposed development will not see the storage of used tyres, there will be daily waste disposal by P1 Pitstop. There will be storage tanks on site which, when full, the contents will be disposed of by a licensed waste disposal carrier.

The proposed units will have roller shutters for security when out of operating hours. There is no reason to suggest that there would be an increase in criminal activity from this proposed development.

The proposed site is within a commercial area and is therefore considered to be appropriate and recommended for approval.

Design issues:

The proposed alterations to the building have been designed to be sympathetic to the design of the building and are considered appropriate in terms of scale and bulk.

Impacts on trees:

There are trees protected by planning conditions within the application site which would be required to be removed if this proposal is approved. The Arboriculture Specialist Advisor has been consulted and advised that there is no objection to the proposal provided that a hard and soft landscaping scheme is provided prior to works commencing to ensure that the character and amenity of the area is not compromised.

Impacts on highway network or access:

Langney Shopping Centre has planning permission approved conditionally (PC 130229) for the extension of existing shopping centre to provide additional retail units, reconfiguration of car park and internal access road, amended service facilities and landscaping. Within this application it states that once the development is completed there will be 641 spaces for cars to park at the shopping centre.

This application represents less than 3% of the parking spaces within the carpark and a survey was conducted on 27 April 2018 which found that the carpark is used at around 70% of capacity. Therefore it is considered that the proposed new facilities will not have a detrimental impact on the usage and availability of spaces for those wishing to use the shopping centre.

The shopping centre carpark in its current state has some operational issues and it is considered that the upgrade planned as part of the extant consent (130229) and the new signage connected with this proposed development would give location and directional wayfinding signage that would help to mitigate the impact/conflict between delivery/serving vehicles and patrons for the shopping centre and the new tyre fitting and car washing business.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the

character and appearance of the area. The proposal therefore complies with local and national policies.

Recommendation:

Approve Conditionally

Conditions:

- 1) Timeframe
- 2) Drawings
- 3) Suds
- 4) Landscaping

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.