CASE OFFICER'S REPORT

Application Reference:	PL/2023/10862
Application Type:	Full planning permission
Consultation ends:	25 April 2024
Case officer:	Julie Mitchell
Site Address:	82 Southampton Road, Salisbury, Wilts, SP1 2LE
Proposal:	Use of land for the erection of gazebos over the vacuum bays and car wash prewash pads associated with existing car wash and valeting services
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to an existing car wash and valeting facility on the site of a former petrol filling station located on Southampton Road, Salisbury.

The proposal is for the use of land for siting gazebos over existing external areas which the applicant confirms that is currently in use as vacuum bays and car park bays (pre-wash area). These areas are shown in the photographs below.



As such there is no change of use involved and the description of development has been revised accordingly in agreement with the applicant. The submitted site plan indicates a total of 4 gazebos measuring 6 m by 6 m with a height of 2.5 metres. The specified detail is for 'archway canopies' which comprise powder coated posts with a curved roof.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP57

Relevant Planning History
S/1990/1526 - DEMOLITION OF EXISTING CANOPY AND SALES BUILDING AND CONSTRUCTION OF NEW CONVEYOR CAR WASH BUILDING WITH ANCILLARY ROADWAY AND VACUUM BAY - Approved. This permission was subject to a condition that the operational use of the premises shall be restricted to the following times: Mondays to Saturdays - 8.00am to 8.00pm; Sundays and Public Holidays - 9.00am to 6.00pm.

Consultation Responses

Salisbury City Council: No response
Highways: No objection
Public Protection: No objection

Representations

One third party objection has been received:

- Doubling of staff implies increased activity
- Potential impact on on-site traffic flows due to additional vehicles on site and order of washing/valeting
- Potential for increased congestion on Southampton Road
- Potential for Southampton Road to be used as loop

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The use of the site for car washing/valeting was approved in 1990 when permission was granted for the demolition of existing canopy and sales building associated with the former petrol filling station use and the construction of a new Conveyor Car Wash Building with ancillary roadway and vacuum bay. There are no conditions on this permission restricting the area of land which can be used for car washing and valeting. There is no material change of use resulting from this application. The proposal is for the use of land to site 4 arched canopies in association with the

established use, these would be over the pre-wash and valeting bays and would enable these services to be carried out with some screening from rain and sun. There is no objection in principle in the context of the permitted use of site.

Design and Visual Impact:
The proposed canopies measure 6 by 6 metres up to a height of 2.5 metres. They would be positioned in areas which are already laid out as car parking spaces where vacuuming and pre-washing already takes place. The canopies would have some visual impact on the site, however this is not considered to be significantly adverse in the context of the existing built form and established use of the site taking into account the commercial character of the area.

Neighbour Amenity:
The site is located in an area which is characterised by commercial development. There would be no change of use and the scale and nature of development would not affect residential amenity in the context of the existing use and distance to the nearest residential properties.

Highways Safety:
Comments have been raised in respect of the impact on highways if the capacity of the site is increased or the layout changed. However, the canopies are to be positioned above existing parking bays which are already in use, as such there would be alteration to traffic flows or the capacity of the site to accommodate vehicles awaiting the washing and valeting services and the use and layout of the site would remain as it is as existing. The highways officer has confirmed that on the basis that there is no change of land use and that the canopies serve existing parking bays associated with the valeting and pre-wash facilities there is no objection on highway safety grounds.

Conclusion:
The use of the site for car washing and valeting is established and the canopies would be positioned over existing parking bays associated with the pre-wash and vacuuming services provided on site. There is no objection in principle given the established use of the site. There would be no increase in the number of parking bays or vehicles on site as a result of placing the canopies over existing vehicle bays and as such there would be no material impact on vehicle movement within the site or on the highway. There would be some visual impact resulting from the canopies however this is not considered to be demonstrably harmful in the context of the site and surroundings. There would be no effect on residential amenity. Approval is recommended on the grounds that the visual impact would not cause undue harm to the locality.

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan TQRQM24116101757220 dated and received 25 April 2024
Block Plan TQRQM24116103642593 dated and received 25 April 2024
Gazebo Elevations and Details - Archway Project Specification received 22 March 2024

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