

Item D. 5	06/00073/FUL	Permit Full Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Clayton-le-Woods North	
Proposal	Demolish existing car wash and replace with new jet wash enclosure	
Location	Clayton Brook Service Station Preston Road Clayton-Le-Woods Lancashire PR6 7EJ	
Applicant	Esso Petroleum Ltd	
Proposal	<p>This application proposes the demolition of an existing drive through car wash and its replacement with a new drive in jet wash enclosure. The application relates to Clayton Brook Service Station, which is located on the A6 Preston Road in Clayton Le Woods towards the north of the Chorley Borough boundary.</p> <p>A separate application for advertisement consent (ref no .06/00075/FUL) has been submitted for which a separate report can be found on this agenda.</p>	
Planning Policy	GN1 - Main settlement areas GN5 - Building Design & Landscaping TR4 - Highway Development Control Criteria	
Planning History	<p>In 1997, an application (97/00668/ADV) for the display of 2 additional price/facility bars to existing illuminated totem sign was withdrawn prior to determination.</p> <p>In 1989, consent was granted (ref no. 89/00068/ADV) for the display of an illuminated pole sign, canopy fascia, shop sign and pump box signs.</p> <p>Planning permission was granted in 1988 (ref no. 88/569/FUL) for the existing car wash and garage forecourt facilities.</p>	
Representations	<p>Concerns have been raised by a local resident which are summarised as follows:</p> <ol style="list-style-type: none"> 1. The compressors required for the jet wash and the action of washing cars with a jet wash will be considerably louder than the current car wash 2. Will the hours of operation be limited 3. The recent maintenance works to the trees to the east of the site has led to an increase in the amount of noise and lighting from the petrol station 4. Do the plans include a provision for any noise and light screening to protect residential amenity as the area used for car washing overlooks adjacent property? 	
Consultations	The Head of Environmental Services has raised no objections to	

the application.

LCC (Highways) have raised no objections to the application although it is requested that the jet wash be operated clockwise in the same manner as the existing car wash as it is proposed to operate the jet wash anti clockwise.

No comments yet received from Clayton-Le-Woods Parish Council hence they will be reported in the addendum.

Assessment

The proposed jet wash enclosure is to be located in much the same position as the existing drive through car wash hence it will not appear any more prominent in the street scene. The scale of the jet wash enclosure is less bulky than existing and its design is considered to be acceptable given the context of its location within the curtilage of a busy petrol station on the A6 Preston Road.

In terms of the noise and disturbance issue raised by a resident, the Head of Environmental Services has not raised any objections to the proposal and given the position of the jet wash enclosure occupying a similar position to the existing car wash, it is not considered that the noise and disturbance generated will result in additional harm to the living conditions of adjacent residents given the existing use of the site as a busy petrol station. It is likely that the action of vehicles pulling into the petrol station and the opening and shutting of doors would already generate significant noise and disturbance to which the jet wash is not likely to add. It is not considered necessary to restrict the hours of operation of the jet wash.

In terms of the issue of landscaping and screening, an existing fence and fairly mature trees bound the garage site. The new kerb line associated with the jet wash may require the removal of several trees of less maturity than those on the other side of the site boundary fence to the north east although the applicant has been asked to clarify this as the application forms state that no trees are to be removed. This will accordingly be reported in the addendum although the removal of the said trees will not be of detriment to the locality.

The intervening distance between the proposed jet wash and the properties to the south on Daisy Meadow comprises of forecourt parking area, the said trees, a public footpath and then further trees. The closest point between the properties on Daisy Meadow and the jet wash enclosure will be approx. 35m. This distance is considered sufficient hence it is not therefore considered necessary to require additional landscaping and/or noise mitigation measures given the established existing use of the site.

In terms of the comments of LCC (Highways), the applicant is to submit amended plans showing the operation of the jet wash clockwise as opposed to anti clockwise. Details of these will be reported in the addendum.

Conclusion

On the basis of the above, it is considered that the proposal

accords with Policy Nos. GN1, GN5 and TR4 hence it is recommended that planning permission be granted.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
