



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 4 July 2017

DEVELOPMENT: Proposed automatic truck wash and screening

SITE: Hop Oast Depot Worthing Road Horsham West Sussex RH13 0AR

WARD: Southwater

APPLICATION: DC/17/0788

APPLICANT: Horsham District Council

REASON FOR INCLUSION ON THE AGENDA: The applicant is Horsham District Council

RECOMMENDATION: Grant Planning Permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for a proposed lorry wash system and open enclosure for cleaning of refuse vehicles in association with the existing use of the site as a refuse recycling depot for Horsham District Council. Waste water from vehicle wash is to be stored in underground tanks as per submitted drainage drawing. These are to be emptied periodically.
- 1.2 The lorry wash system would be located in the south west corner of the Hop Oast Depot site. The dimensions of the proposed enclosure are approximately 18m long x 7m wide x 6m high, the chassis wash pit itself is approximately 26m long x 6m wide. The proposed underground attenuation tank is approximately 10m long x 8.5m wide and 0.8m deep with a total volume capacity of 68 cubic metres. The existing septic tank is to be retained for the dispersal of foul waste from the building.
- 1.3 The proposed materials comprise a concrete base for lorry under wash system under a metal box profile sheeting roof and side walls, all polyester powder coated in dark grey to closely match the new depot building. All guttering will be metal dark grey to closely match new depot building.

DESCRIPTION OF THE SITE

- 1.4 The application site is located at the interception of the A24 Worthing Road and B2227 Hop Oast Roundabout between the current 'Park and Ride' facility to the north, the Household Waste recycling facility to the west and the Shell Petrol Station to the south.
- 1.5 The area surrounding the application site is largely industrial / commercial in nature with the nearest buildings being either warehouse or farm buildings. There are no residential properties within the immediate vicinity of the application site. The nearest residential properties are located approximately half a mile to the south of the site.
- 1.6 The site levels slope across the south east axis and there is a change in levels with the creation of a sharp incline to the north culminating on a soil bank. The site is enclosed along its external boundaries by trees and vegetation of varying heights and views through the site are therefore fairly limited. There is an 8m chain link fence around the perimeter of the site
- 1.7 Although located within the countryside outside of any defined built up area boundaries, the site is well located with regards to the strategic road network and the District of Horsham.
- 1.8 The Hop Oast development is located within 1km of Flood Zone 1 and the site is less than 1 hectare, as such a Flood Risk Assessment was not required with this application.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

- 2.2 **National Planning Policy Framework:**
 - NPPF1 - Building a strong competitive economy
 - NPPF3 - Supporting a prosperous rural economy
 - NPPF7 - Requiring good design
 - NPPF11 - Conserving and enhancing the natural environment
 - NPPF14 - Presumption in favour of sustainable development
 - NPPF32 – Promoting Sustainable Development
- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 - HDPF Policy 1 – Sustainable Development
 - HDPF Policy 2 – Strategic Development
 - HDPF Policy 7 – Economic Growth
 - HDPF Policy 9 – Employment Development
 - HDPF Policy 10 – Rural Economic Development
 - HDPF Policy 24 – Environmental Protection
 - HDPF Policy 25 – District Character and Natural Environment
 - HDPF Policy 26 – Countryside Protection
 - HDPF Policy 31 – Green Infrastructure and Biodiversity
 - HDPF Policy 32 – The Quality of New Development
 - HDPF Policy 33 – Development Principles
 - HDPF Policy 40 – Sustainable Transport
 - HDPF Policy 41 - Parking

2.3 RELEVANT NEIGHBOURHOOD PLAN

There is currently no Neighbourhood Plan for the Parish of Southwater.

2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/200/63	Proposed entrance road	Application Permitted on 13.12.1963
HR/200/73	Construct by-pass and associated works and improvements	Application Permitted on 10.08.1973
HR/121/85	Construction of civic amenity site	Application Permitted on 18.08.1986
DC/15/2814	The redevelopment of a waste recycling depot. The existing dated facilities are to be replaced with a new workshop building and adjoining single storey office facilities. The existing buildings are to be demolished once the new building is nearing completion so the depot can continue to function throughout the building works	Application Permitted on 20.05.2016
DC/16/1944	Variation of condition 1 of DC/15/2814 to alter floor levels, entrance and canopy	Application Permitted on 05.10.2016

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

- 3.2 **Environmental Health**: No comments.
- 3.3 **Property Services Drainage**: No comments.

OUTSIDE AGENCIES

- 3.4 **Southwater Parish Council**: Object as it is not screened sufficiently from the A24 and will be visible from the road. Consider repositioning further into the corner by trees and consideration of increasing screening from view.
- 3.5 **Southern Water**: Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. The applicant is advised to discuss the matter with Southern Waters Trade Effluent Inspectors.
- 3.6 **WSCC Highways**: No objections.
- 3.7 **Environment Agency**: Any comments received to be advised orally at committee.

PUBLIC CONSULTATIONS

- 3.8 No representation letters have been received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main considerations in the determination of this application are considered to be the visual and environmental impact of the proposed development, the effect on neighbouring occupiers and traffic/highway implications.
- 6.2 The application seeks planning permission for the erection of a lorry wash system and open enclosure for cleaning of refuse vehicles in association with the existing use of the site as a refuse recycling depot for Horsham District Council. The lorry wash structure would be located to the south west corner of the site at the far end of the parking bays for the refuse vehicles (as previously approved). The underground attenuation tank would be located to the north of the lorry wash structure.

Principle

- 6.3 The principle of the use of the site for refuse and recycling purposes in this countryside location is long established. A recent application under DC/15/2814 (as amended under DC/16/1944) for redevelopment and the erection of a new refuse and recycling vehicle depot building of dual height, comprising a single storey office with a larger attached commercial workshop of contemporary design has been implemented and the redevelopment is well under way. The lorry wash system is required as part of the overall upgrading of the refuse and recycling site and the need for more modern and improved associated apparatus in connection with the wider use of the site. It is considered that the use of the site for such purposes is therefore acceptable in this countryside location and the use of the land complies with Horsham District Planning Framework (HDPF) Policy 26, Countryside Protection.

Character and appearance

- 6.4 Policies 32 and 33 of the HDPF seek to ensure that development is of a high quality which makes efficient use of land and ensures that the scale, massing and appearance of development relates sympathetically with the built surroundings and is locally distinctive in character and represents the character of the surrounding area.
- 6.5 The lorry wash system would be located in the south west corner of the Hop Oast Depot to the north of the sub-station enclosed within a crash barrier as shown on plan. Details of the proposed lorry wash system have been submitted and it is advised that the dimensions of the proposed enclosure are approximately 18m in length x 7m wide x 6m high, the chassis wash pit itself is approximately 26m long x 6m wide. The proposed underground attenuation tank is approximately 10m long x 8.5m wide and 0.8m deep with a total volume capacity of 68 cubic metres. It is advised that the existing septic tank is to be retained for the dispersal of foul waste from the building.
- 6.6 The proposed materials comprise a concrete base for the lorry under wash system located under a metal box profile sheeting roof and side walls, all polyester powder coated in dark

grey to closely match the new depot building, with all guttering to be dark grey metal to closely match new depot building.

- 6.7 Views of the proposed lorry wash structure from the main A24 Worthing Road would be relatively well screened from the carriageway given the existing tree screen along the northern boundary of the site and its separation from the site by the intervening Petrol Station. It is considered that the further screening around the perimeter of the site would serve to reduce views on approach from the south and west of the site and would limit the visual impact of the proposed lorry wash. As a result it is considered that the proposal would not result in significant harm to the character and appearance of the area. A landscaping condition was previously imposed as part of the requirements of DC/15/2814 (and as amended under DC/16/1944) in order to mitigate against any adverse visual impact from the new Hop Oast Depot development, as such it is considered that a further landscaping condition is not required as part of the current application.

Impact on neighbouring amenity

- 6.8 There are no residential properties in the immediate vicinity of the application site. Therefore, the proposed lorry wash structure associated with the recycling and refuse facility would not result in any loss of private amenity.

Highways

- 6.9 The Local Highway Authority (LHA) has not raised any concerns with the proposed automatic truck wash facility or to the revised turning circle and vehicle tracking details. The proposals are not located in an area that would have an adverse effect on the public highway. The LHA have advised that they do not consider that the proposal would have a 'severe' impact on highway safety or be contrary to Paragraph 32 of the National Planning Policy Framework (NPPF). The proposal is therefore considered acceptable in transport terms.

Conclusion

- 6.10 It is considered that subject to a landscape condition the proposed automatic lorry wash facility is acceptable within the Hop Oast Refuse and Recycling site and it is recommended that planning permission be granted.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions:
1. A list of the approved plans
 - 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Background Papers: DC/17/0788
DC/16/1944
DC/15/2814