

Planning application no.	19/00011/FUL	
Site	Land North West of Junction with Jeremiah Road, Woden Road, Wolverhampton	
Proposal	Use of car park as hand car wash facility	
Ward	Heath Town;	
Applicant	Reverend Ruben King	
Cabinet member with lead responsibility	Councillor Councillor Harman Banger Cabinet Member for City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	City Planning	
Accountable employee	Ragbir Sahota	Planning Officer
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1.0 Summary recommendation:

1.1 Refuse.

2.0 Application site

- 2.1 The site was formerly used as an industrial/warehouse building which has been demolished and now in use as a car park for the church. The area is mixed use in character with the south and west of the site comprising residential development, the north of the site a doctor's surgery and a primary school whilst to the north-east are commercial/industrial uses.
- 2.2 Planning application 16/01360/FUL granted planning permission for the erection of a new church hall with associated facilities on the site corner of Wednesfield Road/Woden Road and approval was granted to use this site as a car park and multi-purpose games area in connection with the church hall.
- 2.3 Planning application 17/01487/FUL was submitted for part of the car park to be used as a hand car wash facility and subsequently refused on the grounds that the proposal resulted in the loss of parking to the detriment of pedestrian and highway safety and the

application lacked a noise impact assessment to fully appraise the impact on the local amenities.

3.0 Application details

- 3.1 The application proposes to use part of the approved parking associated with the new church hall as a hand car wash facility with a polycarbonate canopy and screen and a timber screen. The car wash is to be used 7 days a week. The applicant states the car wash would create three jobs.
- 3.2 The application is accompanied with a Noise Impact Assessment to overcome one of the previous reasons for refusal in application 17/01487/FUL.

4.0 Relevant policy documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5.0 Publicity

- 5.1 The application was publicised by neighbour letter and site notice. One letter of objection was received citing concerns of privacy and security to their property.

6.0 Consultees

- 6.1 Transportation – object to the proposal on the grounds that the use of the hand car wash would reduce the amount of parking available as approved under application 16/01360/FUL for the proposed new church hall. This application was conditioned to provide and retain the parking area and for the maximum number of the congregation not to exceed 550 people in order to protect the highway network. Whilst additional information has been received with regards to the number of the congregation being reduced, the condition on the original planning application has not been varied and therefore is still relevant.
- 6.2 Environmental Health – object to the proposal as the noise report fails to consider the doctors surgery in its assessment of the car wash, the open canopy to Woden Road would cause over spray being blown towards the footpath and onto pedestrians. The revised information submitted does not satisfy the requirements of Environmental Health in that the surgery remains a noise sensitive premises due to the nature of the people attending and the activities being carried out which require reliable speech communication. The Noise Report provided states that the jet wash noise would be “clearly audible” and the noise levels are above the 20dB recommended in the DoH memorandum. This would significantly impact on the surgery and seriously interfere with doctor patient consultations and treatments.

6.3 The Statements provide inconsistency and confusion with regards to opening hours. The Noise Report states the use of the car wash 7 days a week, Monday to Friday 8am til 6pm and Saturday/Sundays 10am – 6pm. The Planning Statement states that the car wash operation will be prohibited when the church requires maximum car parking such as Sundays and Funeral Services. If the hours are as per the noise report, these would be unacceptable in a residential area.

6.4 The Planning Statement states that no additional lighting is proposed and would be the subject of a further application if required. As the car wash would not be able to operate beyond dusk during the winter months, this would need to be considered at the outset as this would impact on adjacent properties.

7.0 Legal implications

7.1 There are no legal implications arising from this report KR/01112019/F.

8.0 Appraisal

8.1 The application site will be the car park to the proposed new church on the corner of Wednesfield Road/Woden Road and the use of part of the site is to be used as a car wash as the applicant states the car park will remain largely vacant during the day to day operation of the church hall (except for on Sundays or when there are large funerals).

8.2 Transportation have objected to the proposal as the car park is required for the new church hall which conditioned the number of the congregation and for the specified number of parking to be kept available in order to serve its intended use and to ensure there is no detriment to highway and pedestrian safety. The introduction of a car wash would result in the loss of parking spaces and manoeuvring space within the car park which will be taken up by vehicles waiting to be cleaned and valeted potentially leading to a back log of vehicles entering and exiting the site. This would result in the proposal having an adverse impact on pedestrian and highway safety which is unacceptable.

8.3 The application is accompanied by a noise impact assessment to fully assess the impact of the proposal on the local amenities and as such, it is considered that the noise generated by jet wash motors, car stereos and the revving of engines, the coming and going of vehicles, would have an adverse impact on the local residents and the amenity of the area. The noise report states that the jet wash noise would be “clearly audible” at the surgery and this is considered to impact significantly on the surgery and could seriously interfere with doctor patient consultations and treatments where effective communication is essential and peace and quiet is required. Furthermore the application provides insufficient details in respect of lighting which will be required during the winter months to enable the facility to be beyond dusk and there are inconsistencies in the submission as to the opening hours.

9.0 Conclusion

- 9.1 The proposal results in the loss of parking for the proposed congregation of the new church hall and as such, the proposed use will have an adverse impact on pedestrian and highway safety.
- 9.2 The noise impact assessment and lack of lighting detail have demonstrated that the development will have a detrimental impact on local amenities.

10.0 Detail recommendation

- 10.1 Refuse for the following reasons to include:
- The proposed use of the part of the car park as a hand car wash facility will result in the loss of parking to the detriment of pedestrian and highway safety.
 - The noise impact associated with the proposed use and lack of lighting detail are considered to have a detrimental impact on local amenities.

