

Planning application no.	17/01487/FUL	
Site	New Testament Church of God, 32-39 Woden Road, Wolverhampton	
Proposal	Use of part of car park as hand car wash facility	
Ward	Heath Town	
Applicant	Mr Rueben King	
Cabinet member with lead responsibility	Councillor John C Reynolds Cabinet Member for City Economy	
Accountable Director	Keren Jones, Service Director, City Economy	
Originating service	Planning	
Accountable employee	Ragbir Sahota Tel Email	Planning Officer 01902 555616 ragbir.sahota@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Refuse.

2.0 Application site

2.1 The site is currently a vacant piece of land following the demolition of the former industrial/warehouse building. 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.

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 fabric covered canopy and a portacabin. The car wash is to be used from Monday to Saturday 0900 to 1900hours and on Sundays from 0900 to 1600hours. The applicant states the car wash would create four jobs.
- 3.2 In a supporting statement, the agent states that the area used by the car wash is a nominal two bay hardstanding area which is considered small. The normal day to day operation of the new church hall will be served by existing car parking facilities on the church's existing community centre site and the application site car park will remain largely empty and maximum usage will occur on occasions such as funerals and on Sundays.

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 has been publicised by way of neighbour letter and a site notice. One letter has been received from the doctor's surgery requesting assurances about the drainage prior to any decision being made.

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.
- 6.2 Environmental Health – raise concerns about the use and that the application provides insufficient detail in respect of numbers of cars to be washed at a time, noise in respect of car stereo systems, jet wash motors and inadequacy of a noise management plan, no details of lighting and no details of discharge of jet wash effluent.
- 6.3 Severn Trent Water – no objections.

7.0 Legal implications

- 7.1 There are no legal implications arising from this report. [LD/06032018/B]

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 unaccompanied 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, would have an adverse impact on the local residents and the amenity of the area. Furthermore, the application provides insufficient details in respect of lighting which will be required during the winter months to enable the facility to be used until 7pm.

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 application lacks a noise impact assessment and lighting detail in order to fully appraise the impacts of the proposal on the 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 application lacks a noise impact assessment and lighting detail in order to fully appraise the impacts of the proposal on the local amenities.

