

DELEGATED APPLICATION REPORT

Target Date: 21/01/22

Application No: 211921/VAR

Address: Shinfield Service Station, 211 Shinfield Road

Proposal: Variation of condition 2 (approved plans) of planning permission 200214/FUL dated 15/09/20 (for the installation of two jet washes), namely to alter the siting of the jet washes

Case Officer: Tom Hughes

Site Description and Surrounding Area

The application site comprises Shinfield Service Station, located within the Shinfield Road District Centre. The service station has a five pump forecourt, a car wash and a forecourt retail shop. Seven customer parking bays are located to the rear of the site. The surrounding area comprises a mix of commercial and residential uses.

Proposal

This application has been submitted under s73 of the Town and Country Planning Act (1990), to make minor material variations to planning permission 200214/FUL. The proposed variations would alter the siting of jet washes by approximately 10m, to the northward site boundary. The altered siting would also allow the provision of seven linear parking spaces, immediately to the south of the jet wash bays.

Plans Considered

The agent supplied the following, received 26/11/21:

Drawing No: PA01 - Site Location and Block Plan

Drawing No: PA04a - Proposed Site Plan

Drawing No: PA05a - Proposed Elevations

Jet Wash Specification - AIR-serv Complete Clean

Relevant Planning History

030736/ADV - New signage - Permitted 20/11/03

040645/VAR - Extension of opening hours - Refused 17/05/04

APP/E0345/A/04/1152983 - Split Decision 29/04/05

102046/FUL - Replacement forecourt canopy and pumps etc - Permitted 18/02/11

160377/FUL - External refurbishment to forecourt shop - Permitted 03/05/16

171543/FUL - Installation of additional shop entrance and alterations to westward side elevation and external seating area - Permitted 26/10/17

200214/FUL - Installation of two jet washes - Permitted 15/09/20

Consultation Responses

Reading Borough Transport Development Control

Raised no objection to the proposals.

Reading Borough Environmental Protection

Advised that as a noise assessment had not been submitted with the application, the likely noise impact of the proposal could not be determined.

Neighbouring owners and occupiers were consulted by letter. A site notice was displayed. No letters of representation were received.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The following local and national planning policy and guidance is relevant to this application:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN12 - Biodiversity and the Green Network

Policy EN14 - Trees, Hedges and Woodland

Policy EN16 - Pollution and Water Resources

Policy EN17 - Noise Generating Equipment

Policy TR3 - Access, Traffic and Highway-Related Matters

Policy TR5 - Car and Cycle Parking and Electric Vehicle Charging

Appraisal

An application submitted under s73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission 200214/FUL. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposal would shift the siting of the jet wash bays by approximately 10m, northward to the site boundary. The altered siting would allow the provision of a more cohesive parking arrangement, with seven parking bays extending in a linear fashion to the south of the jet washes. The proposed arrangements would not cause issue with vehicle movements around the site, as corroborated by the consultation response from Transport Development Control. The altered siting would also move the jet washes further away from the closest residential properties. A noise assessment was supplied with the original application, deeming that no harmful noise impacts would be caused to neighbouring amenities subject to recommended mitigation. A condition was applied to the original permission to ensure that the jet washes were installed and operated in accordance with this recommended mitigation. The proposed siting would have no greater noise impact than that approved under 200214/FUL. On this basis, officers find no conflict with the identified policy.

RECOMMENDATION

GRANT minor material amendments to planning permission 200214/FUL subject to varied conditions.