

SITE PLAN ATTACHED

**08. BRENTWOOD CARWASH CENTRE BRENTWOOD CENTRE
DODDINGHURST ROAD PILGRIMS HATCH ESSEX CM15 9NN**

**RELOCATION OF AN EXISTING PORTAKABIN IN ASSOCIATION WITH THE
USE OF PART OF THE SITE AS A HAND CARWASH FACILITY**

APPLICATION NO: 15/00466/FUL

WARD	Pilgrims Hatch	8/13 WEEK DATE	29.05.2015
PARISH		POLICIES	CP1 T2 NPPF NPPG GB1 GB2 LT6
CASE OFFICER	Kathryn Mathews	01277 312616	
Drawing no(s) relevant to this decision:	8152 100 ; 8152 200 ; 8152 300 ;		

1. Proposals

Relocation of an existing portakabin in association with the use of part of the site as a hand carwash facility.

The portakabin is currently located adjacent to the north-western elevation of the Brentwood Centre building and would be relocated adjacent to the existing carwash facility.

The portakabin would measure 2.7m x 7.3m and 2.4m in height and would be used by the operators of the car wash as a rest area/break room and for warmth during the cooler months of the year.

2. Policy Context

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is now a material consideration in planning decisions. The weight to be given to it will be a matter for the decision makers planning judgement in each particular case. This Framework replaces all the national planning guidance documents as stated in the NPPF, including Planning Policy Guidance Notes and Planning Policy Statements. Notwithstanding this, the NPPF granted a one year period of grace for existing adopted Local Plan policies which has now ended, but, the NPPF advises that following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The National Planning Practice Guidance (NPPG) is a material consideration in the determination of this application.

On 6th March 2014, the government published Planning Policy Guidance (NPPG) which, along with the NPPF, is a material consideration in the determination of planning applications. The NPPGs have been taken into account, where relevant, in the following assessment.

GB1 (New development) refers to the need for very special circumstances to justify proposals which are inappropriate in the Green Belt.

GB2 (Development Criteria) refers to the need to proposals not to harm the openness of the Green Belt or conflict with the purposes of including land in the Green Belt. The Policy also requires account to be taken to public rights of way, existing landscape features and the location of any building in respect of the surrounding landscape and adjoining buildings.

CP1 (General Development Criteria) Requires development to satisfy a range of criteria covering the following considerations: Character and appearance of the area; Residential amenities; Access; Highway safety; Environmental protection; and the Natural and Historic Environment.

T2 (New Development and Highway Considerations) refers to the need for proposals not to have an unacceptable detrimental impact on the transport system.

LT6 (The Brentwood Centre) sets out a number of criteria extensions to the Brentwood Centre would be expected to meet.

3. Relevant History

- : - None

4. Neighbour Responses

A site notice was displayed at the entrance to the Brentwood Centre site. One representation has been received from the Ward Councillor, Councillor Vicky Davies raising concern that this reduces the capacity of the car park.

5. Consultation Responses

- **Environmental Health & Enforcement Manager:**

No comments to make.

- **Highway Authority:**

From a highway and transportation perspective the Highway Authority has no comments to make on the proposal.

6. Summary of Issues

The application site forms part of the car park associated with the Brentwood Centre. The portakabin would be located in part of the car park to the south-west of the existing building.

The main issues which require consideration as part of the determination of this application are the impact of the development on the Green Belt, the impact on the character and appearance of the area, any impact on the amenity of nearby residents and parking/highways.

The Brentwood Centre site is located within the Green Belt but, given the size, height and temporary nature of the portakabin, and as the proposal is for the relocation of an existing portakabin to be used as part of a car wash, ancillary to the Brentwood Centre use, the development would not materially reduce the openness of the Green Belt and not be contrary to the purposes of including the site within the Green Belt. On this basis, the development is not considered to be inappropriate development in the Green Belt and complies with the NPPF (section 9), Policy GB1 and Policy GB2.

The portakabin proposed would not make a positive contribution to the character and appearance of the Brentwood Centre site. However, the portakabin would only be 2.4m in height and the car park is well screened by existing boundary vegetation. In addition, the applicant's agent has advised that repair and refurbishment works will be undertaken to it, which will be likely to include an element of recladding, with similar materials to existing and could include repainting, if required. On this basis, it is considered that the development would not have an adverse impact on the character and appearance of the wider area, in compliance with the NPPF (section 7) and Policy CP1 (criteria i and iii). However, given the temporary nature of the accommodation proposed, it is recommended below that planning permission is only granted for a temporary period of 3 years.

The portakabin would not have an adverse impact on the occupiers of any local residents given the distance between the proposed portakabin and the nearest residential property (a minimum of 80m away), in compliance with the NPPF (paragraph 17) and Policy CP1 (criterion ii).

The existing car wash facility utilises a total of 12 parking spaces. The applicant's agent has advised that the portakabin would not take-up any further parking spaces and a parking space would be gained as the operator's van (currently used for workers and equipment) would be removed. On this basis, it is considered that the development would not have a material impact on the availability of parking within the grounds of the Brentwood Centre. The Highways Officer supports this view. On this basis, the proposal would not cause material harm to highway safety or the convenience of road users, in compliance with the NPPF (section 4), Policy CP1 (criteria iv and v) and Policy T2.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM07 Temporary permission - Use (Land)

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30 June 2018 in accordance with a scheme of work to be first agreed in writing with the local planning authority.

Reason: In the interest of amenity and to safeguard the character and appearance of the area.

2 U10211

The portakabin hereby approved shall only be used ancillary to the use of the Brentwood Leisure Centre and for no other purpose.

Reason: In order to protect the character and appearance of the area.

3 U10289

The portakabin shall not be placed on the site before improvements to its external appearance have been completed in accordance with details which shall have first been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the character and appearance of the area.

4 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

Informative(s)

1 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: GB1, GB2, CP1, T2, LT6 the National Planning Policy Framework 2012 and NPPG 2014.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF21

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4 U02416

The applicant is advised that consent from the landowner (Brentwood Borough Council) would also be required for the proposed relocation of the portakabin.

BACKGROUND DOCUMENTS

DECIDED: