

TEXACO PORT TALBOT SERVICE STATION,
THE PRINCESS MARGARET WAY, PORT TALBOT, SA12 7PE.

DESIGN AND ACCESS STATEMENT



Proposed change of use from Petrol Filling Station to Petrol Filling Station and Hand Car Wash

RETAIL ROADSIDE DESIGN AND ARCHITECTURE

Elta House
Birmingham Road
Stratford upon Avon
CV37 0AQ
+44(0)1789 41 4202

enquiries.adcockassociates@gmail.com



BACKGROUND

In September 2020 Neath Port Talbot CBC served a Planning Contravention Notice on the owner of the petrol filling station in respect of, the creation of 'Aberavon Hand Car Wash' on the parking area to the west of the kiosk/shop; the construction of a demountable valeting bay/shelter and the siting of a container unit on the former jet wash bay.

An application was submitted for the Hand Car Wash in order to comply with the Contravention Notice.

The Local Planning Authority advised the application should be described as:-

“Proposed change of use from Petrol Filling Station to Petrol Filling Station and Hand Car Wash including Inpost Outline Collect Parcel Lockers including parking” Ref: P2020/1100.

Through the agents monitoring procedure it was established the application was to be refused permission. The advice given was that the site was determined to be a noise nuisance by the Environmental Health Officer. No further clarification was provided. The application was withdrawn.

In accordance with the Local Planning Authorities requirements the structure erected on site for the purpose of carrying on a hand car was in operation without the benefit of planning permission have since been removed from site.

PLANNING HISTORY

- P2020/1100 - Change of use withdrawn February 2021
- P1999/0444 - New Jet Wash Installation
Approved May 1999.
- P2001/0499 - Internal Refurbishment to Increase Retail Sales Area, Create New Store within Existing Workshop, New External Parking and General Redecoration Works.
Approved June 2001.
- P2001/0979 - Rebuilding Existing Side Walls, New External Parking Provision Relocation of Existing Car Wash and Raising Forecourt Canopy.
Approved November 2001.
- P2002/0164 - Installation of ATM.
Approved March 2002.
- P2001/1437 - Illuminated Canopy and Building Fascia
Approved April 2002.
- P2003/0644 - Double-sided Free-Standing Advertising Display Unit
Refused June 2003.

- P2006/0236 - Replacement ATM
Approved March 2006.
- P2007/1081 - 24 Hour Opening
Refused September 2007.
- P007/1144 - Change of Use of Part of Car Park to Car Sales.
Refused October 2007.

The application site is an area of land to the south west of the petrol filling station (PFS), lying within the curtilage of the PFS.

The PFS predominantly faces onto Western Avenue, adjoining on the north side the first of a row of semi-detached properties. Land use served by Western Avenue is mainly residential. The PFS is served by an access off Western Avenue and from the opposite side, off The Princess Margaret Way. Land use served by The Princess Margaret Way is mainly commercial, running as it does parallel to the seafront.

The PFS sits at the apex of the two roads, facing onto the grassed roundabout, at the intersection of Western Avenue and Dalton Road with The Princess Margaret Way.

The site becomes more apparent from the converging roads when closer to the roundabout, more so from the overhead canopy fascia advertising. From the closer vantage it is read more as an open car park with a small fuel forecourt on the side. As such it is considered that the application site makes a neutral contribution to the character and appearance of the local area.

The proposal seeks the use of the area of land to the South West of the petrol filling station for the operation of a hand car wash.

The hand car wash operation is a relatively open activity. The only structures to be erected are a three sided enclosure with roof to provide cover for the purpose of valeting cars after they have been washed together with a modest steel cabin for secure storage of materials. This would include waste drum to hold used cloths, sponges and the like collected by the licenced waste contractor together with storage for traffic film remover, soap/super foam, rinse aid, wax and for personnel welfare facilities.

Valeting comprises drying by hand the exterior and where required vacuuming and cleaning the interior.

Washing takes place in the open by use of two jet wash machines. The motors for these machines are separately enclosed and located within the existing compound. The compound is enclosed by a 1.8m close boarded timber fence.

It is considered this built form would not be out of keeping nor overt from medium or long views.

The proposal does not seek to expand an existing business, the proposed use seeks to re-use an existing site that forms part of a wider commercial site for a new business purpose. The proposed use re-uses the existing hardstanding area currently used for parking cars and previously for the carrying out of a jet wash operation.

It had been considered to be no more than a change from one commercial business, jet wash to another commercial business, car washing, which does not require additional land take and retains a quasi – employment use.

It is considered that the proposal makes an efficient use of land connected with an established petrol filling station for additional employment generating purposes.

The proposed hand car wash facility is a utilitarian set of ephemeral structures mostly set against the existing equally utilitarian context of the petrol filling station.

It is considered that the overall character of the petrol filling station, recognised as a negative element within the immediate environment will not change and therefore the actual impact of the proposal will be neutral.

Commenting on the requirement imposed by the Local Planning Authority to make application for a change of use (Per Neath Port Talbot County Borough Council reference: E2020/0193 dated 02 November 2020) it has been held at appeal that the essential feature of an ancillary use is that there should be some functional relationship between the ancillary use and the primary use, moreover one that is normally found, so that a car wash may reasonably be considered ancillary or incidental to the use of land as a car service or repair garage, or even a petrol filling station as both uses concern the care and maintenance of motor vehicles (Appeal Decision APP/N1920/X/17/3168276).

An appeal was upheld for, retrospective hand car wash, the Decision stating, The Appeal is allowed and planning permission is granted for hand car wash and valeting (Sui Generis use). (Appeal Decision APP/A5270/W/15/3134643).

Considering the social context of the site, existing residential, commercial and other businesses are established locally to the site. It is considered that in the existing context, as an established Petrol Filling Station the installation will have no adverse effect on the occupants of these properties. Economic benefits of the installation are established by the current use.

In terms of layout and scale, these are dictated by the use and how they connect to the existing Petrol Filling Station.

The design works with the immediate physical environment of the existing building.

It is considered the installation will have no impact on the existing vehicular access arrangements to or from the site. Hard landscaping exists having been set by the layout of the established petrol filling station.

This installation plays a role in supporting strong and vibrant communities, achieved by improving quality of the existing site and introducing an improvement to the conditions and operational context of the site.

This application for a hand car wash operation is supported by a Highways Management Plan prepared by Dynamic Transport Planning and a Noise Impact Assessment of Proposed Hand Car Wash together with a Noise Management Plan prepared by Hepworth Acoustics.