

KEY INFORMATION**Ward** Lochee East**Proposal**

Erection of 3 bay car wash and car vacuuming units

AddressLand to the North of
Harefield Road/east of Kings
Cross Road
Dundee
DD2 3GF**Applicant**The Extreme Car Wash
Company
Belsize House
Belsize Road
Broughty Ferry
Dundee**Agent**G D Architectural Services
101 Brook Street
Monifieth**Registered** 10 Nov 2003**Case Officer** Eve Jones

Proposed Car Wash Facility in Kings Cross Road

The erection of a 3 bay car wash and car vacuuming units is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The site is identified for housing in the Dundee Local Plan. The development is contrary to Policies H1 and BE1 and the equivalent policies in the Finalised Dundee Local Plan Review due to the adverse effect on the environmental quality enjoyed by local residents and the poor quality of the proposed design. There are no material considerations of sufficient strength to support the granting of permission contrary to the policies. The application is therefore recommended for REFUSAL.

SUMMARY OF REPORT

- Planning permission is sought for a 3 bay car wash and vacuuming units on a site on the east side of Kings Cross Road, at its junction with Harefield Road. The car wash will have 1 drive through and 2 jet wash units in a red brick building and 2 double vacuuming units all served by an extensive tarmac area.
- The access is located approximately 50 metres north of the traffic lights and 60 metres from the nearest access to the new housing area at Beechwood. The proposed hours of operation are 0700hrs to 2300 hrs. No signage or lighting is indicated other than lighting as part of the wash and vacuum units. The site is currently an attractive, open grass area with trees around the margins.
- The site is identified for housing in the Dundee Local Plan although previous planning permissions on land to the north have indicated that the loss of such land from the housing stock is acceptable. The proposed development does not comply with policies in either the Local Plan or the Finalised Dundee Local Plan Review which seek to protect residential amenity and promote high quality design.
- One objection was received from the Beechwood Housing Association on grounds of adverse impact on residential amenity, increased noise, high powered lighting and illuminated signage and danger from traffic. The objection is partly supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the development of a 3 bay car wash with car vacuuming units on land to the east of Kings Cross Road, north east of its junction with Harefield Avenue. The car wash comprises a brick building with 1 drive through unit and 2 jet wash units with a central plant room. Two double sided car vacuuming units are proposed at the southern end of the operational area. The access is from Kings Cross Road approximately 50 metres from the traffic lights at the junction. The facilities are set in an extensive tarmaced area. The proposed hours of operation are 0700 hrs to 2300 hrs.

SITE DESCRIPTION

The site is an elongated rectangular site bounded by Harefield Road to the south, Kings Cross Road to the west, an open site with planning permission for the development of a veterinary surgery to the north and a high stone wall which bounds the Miley footpath to the east. There is housing on the west side of Kings Cross Road and to the east of the Miley. The site is flat with a number of trees around the boundary and a tree group at the south end of the site. Development is proposed on the northern two thirds of the site. Kings Cross Road is a busy local distributor road between Lochee and the Kingsway, the B & Q superstore and Kingsway West Retail Park.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

HS23 Kings Cross Road East. The site forms part of a larger site which is allocated within the Plan for housing (approx 70 houses).

Policy H1 - Existing Residential Areas.

Policy BE1- Design Quality.

Dundee Urban Nature Conservation Subject Local Plan 1995

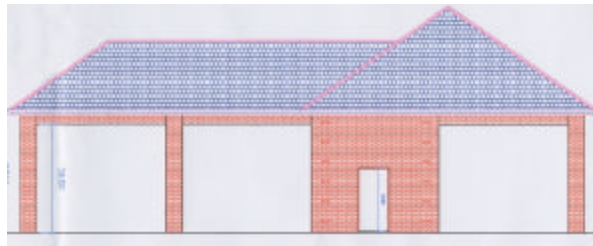
There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities.

Policy 55- Urban Design.



Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

Key theme 7 requires that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

SITE HISTORY

There is no planning history for this particular part of the site. The land to the north has planning permission for the development of a veterinary surgery (ref 03/00248/FUL). There have been several applications for the development of a 5-a-side football complex on the remainder of the allocated housing site to the north of the proposed vets surgery. The latest of the applications in June 2002 was

returned to the applicant as the City Council declined to determine the application following a previous refusal of planning permission on appeal (ref 02/00419/FUL). The appeal was refused on the grounds that the development was contrary to Policy H1 on grounds of noise and traffic.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised in the local press as an application contrary to the development plan. One objection was received from the Beechwood Housing Association on behalf of residents in the new housing to the west of Kings Cross Road, a copy of which is available in Members Lounges. The objection is on the grounds of adverse impact on residential amenity, increased noise from the operation of the facility, high powered floodlighting and illuminated signage will detract from attractiveness of area, danger from volumes of traffic using Kings Cross Road. The objection will be considered in the Observations below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards advises that on the basis of the submitted Noise Impact Assessment, the noise from the operation of the units will be audible but will not constitute a statutory nuisance.

The Forestry Officer seeks tree protection measures and landscaping proposals.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The site forms part of a larger site which is identified for housing in the Local Plan and the proposed development would be a departure from the Plan.

However, the Council has acknowledged in previous planning applications for non housing development (see Planning History) that the reduction in the supply of housing land would be of no consequence.

Policy H1 applies to existing residential areas and states that; "within areas where residential use predominates, developments will be permitted where... they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell...".

Design: the proposal is for a basic red brick building with grey concrete roof tiles to accommodate the wash units. The building lacks architectural detail or interest. The vacuum units have translucent canopies lit from below. No signage is shown but the submitted catalogue for the wash and vacuum equipment shows the units in a variety of colours and prominent illuminated signage is an essential part of such a facility. There is no additional lighting other than the wash and vacuum units. The facilities are sited in an exceptionally large area of tarmac, far in excess of that required to serve the units. The design and layout of the development does not enhance this prominent site on a main local distributor road to the Kingsway.

Layout: The development is located on two thirds of the available site with the remainder open grass with trees. This land will require high levels of maintenance to keep it to acceptable standards.

Parking and Traffic Movement Issues: the access to the car wash is to be located 50 metres from the traffic lights. Kings Cross Road is a busy local distributor road between Lochee and the Kingsway. It has become busier in recent years with the

development of the B&Q superstore and the Kingsway West Retail Park Traffic does build up at the traffic lights throughout the day.

However, the location of the access to the development complies with current standards. There may be an issue with traffic entering the site from the south and crossing south bound traffic and therefore if the development were to be approved, it would require the provision of yellow box markings at the proposed access to ensure a minimum disruption to existing road traffic.

Whilst the access may be in accordance with standards, it is considered that the development will increase the traffic flow, traffic movements and traffic noise around the site to the detriment of the residential amenity of surrounding neighbours.

Noise: the applicant's consultant has submitted a Noise Impact Assessment.

There are no issues with regards to smell.

It is considered that the proposed development of a utilitarian red brick building in a large area of tarmac with illuminated vacuuming units will be detrimental to the existing visual quality of this prominent landscaped site. The loss of this attractive area will not be compensated by the design of the facility as proposed and the likely character of illuminated signage which may be proposed, as indicated by the supporting catalogue submitted with the application. The resulting traffic using the site has the potential to increase the risks to traffic safety and any permission would require additional road markings to improve accessibility to the site. The noise impact of additional vehicle movements will be likely to further reduce the current levels of residential amenity enjoyed by residents. The units will be audible but not constitute a nuisance but will add to the increased noise burden on residents from both traffic.

It is considered that the cumulative impact of the proposal would be detrimental to the existing quality of the area and therefore does not comply with Policy H1.

Policy BE1 Design Quality. The policy seeks the highest standard of

design in all new developments and careful integration with the surroundings as regards scale, form, siting, alignment, materials and landscaping. As detailed above, it is considered that the design, scale, siting and materials of this development do not integrate it with this landscaped site are not of sufficiently high standard for this prominent location.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows: Dundee Local Plan.

Finalised Dundee Local Plan Review

Policy 1 seeks to promote Vibrant and Sustainable Communities. Whilst the development of an appropriate range of services and facilities is encouraged close to and within housing areas, such developments should seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. As detailed above, it is considered that the impact of the development and the loss of an attractive landscaped area as detailed above, is sufficiently detrimental to the existing environmental quality enjoyed by residents to justify refusal of the application.

Policy 55 states that for all new developments, the emphasis will be on design quality. As detailed above it is considered that the proposed development is of poor design, layout, scale and materials and is not of sufficient quality to justify the loss of this attractive, landscaped site.

Objection: Beechwood Housing Co-operative Ltd has objected on the grounds of:

- 1 The proposed development will have an adverse impact on the Residential amenity of the area.
- 2 The increase in noise will have a detrimental effect on the residential area.
- 3 Extensive use of high powered floodlighting will detract from the area's attractiveness together

with possible illuminated signage.

- 4 There are ongoing concerns regarding the high volume of traffic using Kings Cross Road and the risks to road safety.

These issues have been considered elsewhere in the report and the grounds of objection with regard to loss of residential amenity are broadly supported. Whilst the access meets current standards and revised road markings can assist turning movements, the facility is likely to increase traffic in the area. The applicants agent indicates that no additional lighting is proposed but the opening hours are until 11pm and good lighting is required to satisfactorily wash and vacuum vehicles.

Supporting Information

The agent has submitted information to indicate that the anticipated use of the site will be an average of 72 cars per day, based on the current traffic flows past the site. They further suggest that the majority of users of such a site come from passing traffic and traffic flow does not seem to increase. They explain that on average 75 - 80% of washes taking place between 1000 hours and 1400 hours Monday to Friday; 0900 hours to 1700 hours Saturday and 0900 hours to 1400 hours on Sundays. Calculation of the average figures against the time taken for the maximum wash cycle indicates that each wash unit would only be in use for 4 hours per day. However, the submitted average figures conceal the seasonal nature of the use and its relationship to weather conditions and the variation of use through the day and the week. Car wash facilities are more heavily used in the winter, in bad weather and at weekends. It is likely that there will be peaks of use which will have an increased detrimental impact on the residential amenity of the area as detailed in consideration of Policy H1 above.

The site is an attractive landscaped site in a prominent location. Its loss could be justified if the quality of the proposed development were high. However, the submitted proposal is utilitarian in design and materials, poorly scaled with regard to the whole site and is likely to require typical, brightly coloured illuminated signage as illustrated in the brochure submitted

by the agent. It is considered that the use is contrary to the relevant policies in both the Dundee Local Plan and the Finalised Dundee Local Plan Review which seek to avoid or minimise losses of existing environmental quality and residential amenity and encourage new developments to be of high quality design.

It is concluded from the foregoing that there are no material considerations of sufficient weight to justify the granting of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

Design

The design and materials are unacceptable and the development would be likely to require highly coloured illuminated signage. The facilities are set in a large, open expanse of tarmac. The site is an attractive grassland area with trees around the margins in a prominent location, which contributes to the attractiveness of this part of the City and complements the new housing development in Beechwood on the other side of Kings Cross Road. The development is not of sufficiently good scale, design or materials to justify the loss of this site to development.

CONCLUSION

The proposed development is contrary to HS 23; Policies H1 and BE1 of the Dundee Local Plan; Policies 1 and 55 of the Finalised Dundee Local Plan Review and there are no material considerations of sufficient weight to justify the granting of planning permission contrary to those policies.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:

Reasons

- 1 The proposed development is contrary to Proposal H23 of the Dundee Local Plan 1998 as the site is identified for housing.
- 2 The proposed development is contrary to Policy H1 - Existing Residential Areas of the Dundee Local Plan 1998 as there would

be an adverse effect on the environmental quality enjoyed by local residents by virtue of the cumulative effects of design, layout, traffic movements and noise. There are no material considerations of sufficient strength to support the granting of planning permission contrary to that policy.

- 3 The proposed development is contrary to Policy BE1 - Design Quality of the Dundee Local Plan 1998 as development is not of high quality design or composition and does not integrate with its surroundings as regards scale, form, siting and materials. There are no material considerations of sufficient strength to support the granting of planning permission contrary to that policy.
- 4 The proposed development is contrary to Policy 1 - Vibrant and Sustainable Communities of the Finalised Dundee Local Plan Review 2003 as the adverse effect on the environmental quality enjoyed by local residents by virtue of the cumulative effects of design, layout, traffic movements and noise is not sufficiently minimised.
- 5 The proposed development is contrary to Policy 55 - Urban Design of the Finalised Dundee Local Plan Review 2003 as development is not of a sufficiently high quality of design or composition as regards scale, form, siting and materials within the context of the site.