

PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 17/01319/FUL
Location: Selsdon Goods Yard, Selsdon Road, South Croydon, CR2 0EA
Ward: Croham
Description: Erection of single storey workshop buildings for use as car body repair shop and car storage (use class - sui generis)
Drawing Nos: P/WS1, Report on Acoustic Noise Levels P3431-R1-V1
Agent: Mr C Park
Case Officer: Louise Tucker

- 1.1 This application is being reported to Committee because the ward Councillor (Cllr Maria Gatland) made representations in accordance with the Council's Committee Constitution and requested committee consideration.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) The use and works shall be carried out wholly in accordance with the submitted plans
- 2) The use and works shall be carried out entirely in accordance with the submitted noise assessment and acoustic report
- 3) Acoustic lined bend and attenuator should be fitted to vehicle oven/spray booth, details to be agreed by the LPA
- 4) Vehicle workshop to be acoustically lined and sealed, details to be agreed by the LPA
- 5) External doors should be acoustically treated, details to be agreed by the LPA
- 6) Records of waste transfer notes maintained on site for lifetime of development, to be made available to the LPA on request
- 7) Hours of use for vehicle breaking activities restricted to:
08:00 to 18:00 Monday to Friday
08:00 to 13:00 Saturdays
None at all on Sundays and Bank Holidays
- 8) No major repairs (e.g. percussive noise from the fitting of rim weights for wheel balancing, the use of compressed air tools for inflation and loosening and tightening of wheels nuts, other tyre-fitting activities and revving or idling engines), panel beating or cellulose spraying shall be carried out to vehicles on land adjoining the proposed building, these activities must be carried out inside the workshop at all times

- 9) If new plant and/or machinery are to be installed or if new activities are to take place other than those specified in this application, applicant must provide full details to the LPA for approval
- 10) Details of mechanical ventilation system to be submitted to the LPA for approval including location of air intakes, flues and ventilation extracts. Once approved, shall be retained and maintained for the lifetime of the development
- 11) Full details of air handling units, extraction system and plant/machinery to be submitted to the LPA for approval, and retained and maintained for the lifetime of the development
- 12) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Any informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the:
 - Retention of single storey workshop buildings along the eastern boundary of the site
 - Use of the site as a car body repair shop and for car storage (use class - sui generis)
- 3.2 The workshop buildings have been erected on site and the use has commenced. This is the subject of a current enforcement investigation and the application has been submitted in order to regularise the use, and retain the buildings as constructed with mitigation as required.

Site and Surroundings

- 3.3 The site is industrial land forming part of Selsdon Goods Yard, which is a designated Tier 1 Separated Industrial Location and accessed off Selsdon Road. The lawful use is understood to be as a vehicle pound and store, although representations and details submitted with the application suggest the site has also been used as a tree surgery and cement plant. The buildings under consideration are on the eastern boundary. The wider site is wholly covered by hardstanding serving a car park and surrounded by palisade fencing.
- 3.4 The remainder of the Goods Yard is occupied by other industrial/commercial uses. The rear gardens of residential properties on the western side of Rockhampton Road bound the site to the east, beyond a large bank of trees. These properties are set on a higher land level than the site.

Planning History

- 3.5 There is substantial planning history at the site, however none of particular relevance to this application

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The use is acceptable in a designated Employment Area on an industrial site with surrounding uses
- The buildings proposed would be acceptable in terms of their appearance and impact on character considering their industrial location
- With robust conditions, the proposal would not have a detrimental impact on the residential amenities of adjoining occupiers from noise and disturbance
- The proposal would not prejudice highway safety and would not impact on parking arrangements

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 5 Objecting: 5 Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Noise and disturbance to adjoining occupiers
- Inadequate parking provision
- Overdevelopment of the site
- Inappropriate use adjacent to a residential area
- Detrimental impact on health of surrounding occupiers from paint spraying
- Comments relating to other uses/operators in the goods yard

6.3 Ward Councillor Maria Gatland has made the following objections to the scheme:

- Impact on residential amenities of adjoining occupiers through noise and disturbance

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of

sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP3 on Employment
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM9 on Industry and Warehousing in Employment Areas
- DM10 on Design and character
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Impact on neighbouring residential amenity
4. Parking and access
5. Any other issues

Principle of Development

8.2 The site forms part of Selsdon Road Goods Yard, which is a designated Tier 1 Separated Industrial Location. This designation provides strong protection for industrial and warehousing activities, with no loss of Class B floor space permitted. The proposed use is as a car body repair shop with a paint spraying booth. Cars awaiting repair are also stored at the site. This would be an employment generating sui generis use class

that would be acceptable in this designated Employment Area, and the principle of development can be supported.

Townscape and Visual Impact

- 8.3 The proposed buildings would have no visibility from Selsdon Road and would be located within the existing goods yard, which has a number of other industrial/commercial buildings of a similar style. There was an existing building of a similar design and construction on the site. The single storey nature of the buildings and their location along the eastern boundary mean any visual impact is limited.
- 8.4 It is considered the impact of the new workshop buildings on the character and appearance of the area would be acceptable.

Impact on Neighbouring Residential Amenity

- 8.5 The rear boundaries of properties in Rockhampton Road lie to the east of the site, beyond a bank of trees and soft landscaping. There is a steep land level change from west to east, so the properties themselves are some distance from the proposed buildings up a slope. There would be no impact on the residential amenities of these neighbouring occupiers through loss of light or outlook as a result.
- 8.6 Works to vehicles including body repairs and paint spraying could result in additional noise and disturbance to surrounding occupiers. It should be noted that the site is a designated Separated Industrial Location and has been established and protected for industrial/commercial purposes for a significant length of time, so the type of use proposed is acceptable in principle. The rear of properties in Rockhampton Road are distanced from the site and separated by a steep bank given the change in land level.
- 8.7 An acoustic survey has been submitted with the application, which has measured noise levels emanating from the site and suggests a number of mitigation measures which would be required to ensure a low likelihood of adverse impacts from noise from the building. These include the installation of internal acoustic lining for the vehicle workshops and acoustic treatment for external doors and extraction systems. As the report suggests, it is recommended further design details for these measures are secured through a series of conditions. There would be a requirement to submit the further details within 3 months of the grant of planning permission, and then install the measures as approved within 6 months of the grant of planning permission. This approach is supported by the Council's Environmental Health officers and is considered sufficient to make the development acceptable. Notwithstanding this, it should be noted that the workshop operates for body repairs which are generally cosmetic and quieter than noisier mechanical repairs. With conditions and mitigation measures, including controlled hours of use and a management plan for the machinery and equipment on site, there would not be undue harm caused to surrounding occupiers through undue noise, disturbance or fumes.
- 8.8 The impact on the residential amenities of the occupiers of properties in Rockhampton Road is considered acceptable.

Parking and Cycle Storage

- 8.9 The site has a PTAL rating of 2, indicating relatively poor access to public transport. The site has 100 parking spaces associated with the vehicle workshop. There are 10 employees who work at the site. Although vehicle engineers will visit the site daily

(approximately 5 per day), no customers attend the site to pick up cars so vehicle movements would be relatively low to and from the site (5-10 vehicles are delivered/removed from the site daily). Direct access onto Selsdon Road, which has parking restrictions, is only via the wider goods yard.

- 8.10 Taking all factors into account, it is not considered the development would impact on parking provision in the area, nor would cause harm to highway safety.

Other planning issues

- 8.11 Representations have raised concerns with the impact of paint spraying on health of local residents. Whilst this is not generally a planning issue, the Council's Environmental Health officers have assessed the proposals and have not raised any concerns in terms of air quality. These matters can be dealt with adequately by condition as part of the mitigation measures required, with finer design details and specification of the proposed extraction systems and ducting to be agreed with the Council.

Conclusions

- 8.12 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.