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Bracknell Forest Council
Time Square
Market St
Bracknell
RG12 1JD

RE-STAMP

21.01.2021



Our Ref: 70080384
22 December 2020

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)
REGULATIONS 2007**

**APPLICATION ON BEHALF OF SAINSBURY'S SUPERMARKETS LTD FOR PROPOSED CAR
PARK VALETING AND WASHING FACILITY AND ASSOCIATED SIGNAGE
SAINSBURY'S SUPERMARKETS LTD, RINGMEAD BIRCH HILL BRACKNELL BERKSHIRE
RG12 7SS
PLANNING PORTAL REF: PP- 09356867**

On behalf of our client, Sainsbury's Supermarkets Ltd, we are pleased to enclose an application seeking full planning permission and advertisement consent for the erection of a new car wash and valeting facility and associated signage.

The application submission is supported by the following documents:

- Application form and certificates;
- Site Location Plan (Dwg ref. AS-1928_XXXX CHQ Z07 GF PL-A-2001)
- Existing Site Plan (Dwg ref. AS-1928_XXXX CHQ Z07 GF PL-A-2002)
- Proposed Site Plan (Dwg ref. AS-1928_XXXX CHQ Z07 GF PL-A-2003)
- Existing & Proposed Detail Plans (Dwg ref. AS-1928_XXXX CHQ Z07 GF PL-A-2004); and
- Proposed Detailed Plan and Elevations (Dwg ref. AS-1928_XXXX CHQ Z07 GF PL-A-2005).

The required fee of £366 has been paid online via the Planning Portal. This is comprised of a fee of £234 associated with the construction of 11.9sqm of floorspace and £132 associated with the installation of advertisements.

Site and Surroundings

The site is situated in Bracknell and is comprised of an existing Sainsbury's Supermarket store and associated car parking facilities. The site is located at the junction of Bagshot Road and Ringmead and is bound to the north-east by Bagshot Road (A322), and by Ringmead to the North. To the south, south east and west lies residential development that are largely screened from the site by Palisade fencing and landscaping to the boundary.

The Proposal

The proposal seeks to provide a new hand car wash facility within the existing car park of the site. The application therefore seeks to replace 10 standard car parking spaces to the north east of the site with a car washing facility comprising of a canopy, a porta-cabin and associated signage.

Car Wash Facility

The proposed car wash facility is a hand-held car wash that will include the erection of a canopy over 4 standard bays, measuring 8.11m x 3.88m x 4.85m. As part of the proposed car wash facility, the proposals also include the provision of a two roomed porta cabin which will be used to facilitate the employees.

Minor modifications are proposed to one of the drainage channels alongside the car wash area to suit the new use. This will allow for effective drainage which will prevent surface water run off arising from the facility.

The proposal also includes associated Non-Illuminated signage that will be mounted to the external elevations of the proposed hand washing facility and porta-cabin office. The signage includes of the following:

- Non-Illuminated Hoarding Panels, comprising of PVC composite panels with digitally printed graphics and posters;
- Non-Illuminated adhesive-backed digitally printed vinyl wrap applied to external elevations of the porta-cabin;
- Non-Illuminated "Car Park Valeting" fascia panels; and
- Double sided banner, to be attached and hung between the canopy posts.

Planning History

A review of the planning history online reveals several applications at the existing Sainsbury's store site. The most relevant are as follows:

On 7 March 2001, planning permission was granted for the erection of a single storey extension to the petrol station kiosk (total floorspace 115sqm). Installation of 1no. additional petrol pump (LPA ref. 01/00019/FUL).

On 13 February 2002, planning permission was granted for the erection of a carwash enclosure to replace the existing (LPA ref. 01/01151/FUL).

On 10 September 2004, planning permission was granted with conditions for the display of free standing and wall mounted non illuminated signage (LPA ref. 04/00736/A).

On 23 April 2008, planning permission was granted for the erection of a car wash (LPA ref. 08/00165/FUL).

On 29 July 2008, planning permission was granted for the retention of works to the car park to include relocation of trolley bays, lamp posts and alterations to parking layout (LPA ref. 08/00534/FUL).

On 11 August 2015, planning permission was granted for the erection of a single storey side extension to relocate existing 'Goods Online' (GOL) distribution hub (LPA ref. 15/00522/FUL).

On 11 May 2017, planning permission was granted with conditions for the installation of 2 no. internally illuminated signs, 4 no. non illuminated vinyl's, 1 no. freestanding sign, 1 no. non illuminated sign, 3 no. internally illuminated signs (LPA ref. 17/00271/A).

Planning Policy

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the determination of the planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Bracknell Forest Council comprises of the following documents:

- Core Strategy (2008);
- Site Allocations Local Plan (2013);
- Bracknell Forest Borough Local Plan (2002);
- Bracknell Forest Policies Map (2013);
- London Plan (2016).

The New Draft Bracknell Forest Local Plan is currently being prepared to replace the Bracknell Forest Borough Local Plan (2002) and the Core Strategy (2008). The New Local Plan is due to be adopted in 2021 to 2022, however delays are likely due to Covid-19.

The National Planning Policy Framework (NPPF) 2019 forms a key material consideration that should be taken into account when determining planning applications.

To achieve this, paragraph 11 includes a 'presumption in favour of sustainable development' for both plan-making and decision taking. This means approving proposals that accord with the development plan without delay.

The Government is also committed to building a strong, competitive economy, in particular paragraph 80 states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Paragraphs 18 to 22 set out how the Government will secure development which builds a strong and competitive economy. Local planning authorities should plan proactively to meet the development needs of businesses.

A key to delivering sustainable development is to ensure good design which would contribute positively to making places better for people. Paragraphs 124 highlights that good design is a key aspect for achieving sustainable development, creating better places in which to live and work and helping make development acceptable to communities

Planning Assessment

Impact on the surrounding area

There is an existing automated car washing facility located behind the Sainsbury's Petrol Fuelling Station. However, the proposed facility provides a different service by offering hand valeting and washing services to customers.

The proposed car wash facility is limited in size and scale and does not give rise to any potential adverse design impacts. The proposed canopy has been designed to the highest architectural quality and responds positively to the siting, rhythm, scale, density, proportions, height and massing of surrounding buildings. The proposals are located within the existing car park to the north east of the site and is screened by existing soft landscaping and canopy cover. The choice of materials has been carefully considered to ensure that the design will complement the existing built form on site and the surrounding area.

Therefore, the proposals comply with Policies CS1: Sustainable Development Principles, CS2: Locational Principles, CS7: Design of the Core Strategy (2008), Policy 7.4, 7.5 and 7.6 of the London Plan (2016) and the NPPF (2019).

Noise Generation

Pressure washers will be used to clean the vehicles which do not give rise to noise impacts. The nearest residential dwellings are located along Pakenham Road and Roby Drive, to the south of the site. The dwellings are largely screened from the site by Palisade fencing and landscaping to the boundary. Therefore, the nearest residential dwellings are very well screened from the proposal.

The separation distances between the proposals to neighbouring properties would ensure that there would be no material harm caused to neighbouring amenity. Therefore, the proposal complies with Policies CS7: Design of the Core Strategy (2008), Policy 7.6 and 7.15 of the London Plan (2016) and the NPPF (2019).

Loss of car parking spaces and impact on the existing transport network

The proposed development would result in the loss of 10 car parking spaces. However, there will still be capacity within the car park when the 10 car parking spaces are removed.

The proposed car wash facility would be predominantly used by customers already visiting the Sainsbury's store. Customers would typically leave their cars within the car wash facility whilst undertaking their shopping. As such, the proposals will not create an increase in trip generation to the store and there would be no impact on the existing transport network.

Therefore, the proposals comply with Policies CS23: Transport of the Core Strategy (2008), Policy 6.3 of the London Plan (2016) and the NPPF (2019).

Environmental considerations

The proposed wet/wash area has been designed to be graded to allow surface water run off to flow into a centralised silt trap. A CPV drain and channel will be modified alongside the car wash area which will connect into the existing foul drainage system. This will allow for effective drainage which will prevent surface water run off arising from the facility. The implementation of the drainage system will minimise the potential for surface water flooding.



As such, the proposals comply with Policy CSI: Sustainable Development Principles, CS7: Design of the Core Strategy (2008) Policy 5.12 and 5.13 of the London Plan (2016) and the NPPF (2019).

Conclusion

The proposal seeks to make a minor amendment to the layout of the car park at the existing Sainsbury's store at Bracknell, to facilitate a car valeting facility. The valeting facility will have no adverse impacts on the function or appearance of the car park, or on residential or visual amenity. There would be a very limited impact upon parking provision and, as such, neither the surrounding road network nor highway safety would be compromised.

We look forward to receiving confirmation that the application has been validated and registered in due course. If you should have any queries regarding the application, please do not hesitate to contact me.

Yours faithfully



Abigail Huntley