

Design and Access Statement

Ref: Former petrol service station, Pontefract Road, Cudworth, S72 8AY

Description

This statement is provided to accompany the planning application submitted for the change of use class to provide a drive through car wash and valet facility. A previous application for a car wash was refused by the Local Authority.

The area of land is approximately 0.075 Hectare, with existing user rights for a petrol filling station with ancillary car wash area.

Location & Layout

The site is situated along Pontefract Road, Cudworth and adjacent to the junction with Intake Lane. The site was formerly used as a petrol service station with a jet wash facility which was located to the rear of the site, and has existing entrance and exit points from its previous use.

The site is becoming increasingly derelict, with no demand for the petrol filling station use. The former sales building is becoming increasingly vandalised and appears to be being used for illegal activities. Alternate uses for the site are hindered by the high costs to remove underground petrol tanks which makes redevelopment prohibitive.

Planning Policy

Policy relating to this proposal is generally contained in the Barnsley Unitary Development Plan, specifically policy H8B.

The site is a former petrol filling station purpose built on the site within a residential area the adjacent site was formerly occupied and used for light industrial purposes. In general our submission mirrors the many similar operators in the Barnsley area and indeed throughout the country. The applicant as operated a similar outlet in Pontefract for over five years without complaint.

We seek to harmonise with local residents and we will respect our hours of operation although we note that a Petrol Filling Station could re-open without control. We have undertaken advice from noise consultants and on their advice would house all equipment within an insulated unit. The staff would be controlled by the operator who will ensure smooth operations and minimal noise.

The siting of the actual wash area will be retained to the rear of the site to prevent spray drift and improvements will be made to the rear fencing to similarly prevent problems with spray drift. An additional Perspex screen to the front of the site will further reduce concerns relating to spray.

The applicant as negotiated a long lease on the site with an option to purchase and is anxious to work with his neighbours. The banking adjacent Intake Lane will be planted with additional shrubs to improve the site and similarly mask the proposed portable storage unit.

Conclusion

We accept that in the past unauthorised operators have caused conflict with neighbours. However we feel that our submissions and proposed operations will benefit the local neighbours and the appearance of the site as a whole. The alternative would probably be a vacant site for an indefinite period considering the present economic climate or indeed a site for fly tipping or the travelling community.