

**Planning Applications Committee  
Section C  
30th July 2009**

<b>Agenda Number:</b>	C4
<b>Section/Area:</b>	Outer
<b>Ward:</b>	Catton Grove
<b>Officer:</b>	Louise Franklin
<b>Valid Date:</b>	15th June 2009
<b>Application No:</b>	09/00407/U
<b>Site Address :</b>	Red Roofs, Fifers Lane, Norwich. NR6 6EQ
<b>Proposal:</b>	Change of use of car park to hand car wash.
<b>Applicant:</b>	<b>Mrs Cheryl Cook</b>
<b>Agent:</b>	<b>Mrs Cheryl Cook</b>

## **THE SITE**

The site is a detached two storey social club building to the north of Fifers Lane. To the north, east and west of the site is industrial estate land and to the south is Fifers Lane, a main link road in this part of the City. The property is set on a large plot with an enclosed garden area at the rear and with car parking at the side and front. The social club building is at a slightly lower level than the road. Access is to the south of the site off Fifers Lane with a downwards slope into the car park.

## **RELEVANT PLANNING HISTORY**

The site has been in use for a number of years as a social club. Minor applications to extend the property have been approved under applications **4/1988/1445** - Erection of front porch and extensions at side of social club. (APPR - 01/02/1989); and **4/1990/0260** - Erection of single storey extension at rear of building. (APPR - 28/03/1990)

## THE PROPOSAL

The proposal is for the retrospective change of use for part of the social club car park to the east of the site for the use as a hand car wash, both of which are sui generis uses. The use at the moment has one employee and operates between 9am and 7pm.

## CONSULTATIONS

The surrounding neighbours have been consulted and one letter has been received from an objector with the following planning comments:

- The site will bring in additional traffic to an already busy thoroughfare.  
This will add to the dangers of traffic accidents in this location

The objector has also commented on the potential impact on his own car valeting business but these comments are not material to the planning consideration of the application.

**Policy:** The site forms part of the Airport Industrial estate employment area covered by policy EMP4. In this instance given that the current sui generis use is not an employment use no objection is raised provided that there are no highways concerns.

**Highways:** the limited scale of development and employment is unlikely to conflict with the existing use of the site or have any real impact in traffic terms.

## PLANNING CONSIDERATIONS

### Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

### Relevant Local Plan Policies:

EMP1 – Small scale business development

EMP4 – Policy for Prime Employment Areas

EP22 – Residential Amenity

The Moles Rest is a social club situated within a large car park away from residential properties. It is well screened from the surrounding industrial buildings and set down a slope away from the road with vehicle access from Fifers Lane.

The application is for the retrospective change of use of part of the car park to a hand car washing area to the rear of The Moles Rest. The proposed opening times of the car wash would be from 9am to 7pm. After consultation with transportation, comments were received that the potential amount of people who could use the social club during the day and evening, compared to the minimal

amount of cars being washed by one employee during the day has not increased the traffic generation in this location and it is highly unlikely that it will do so in the future. It is therefore considered that the development will have no impact in terms of highway safety or policy and that the change of use is acceptable in this location.

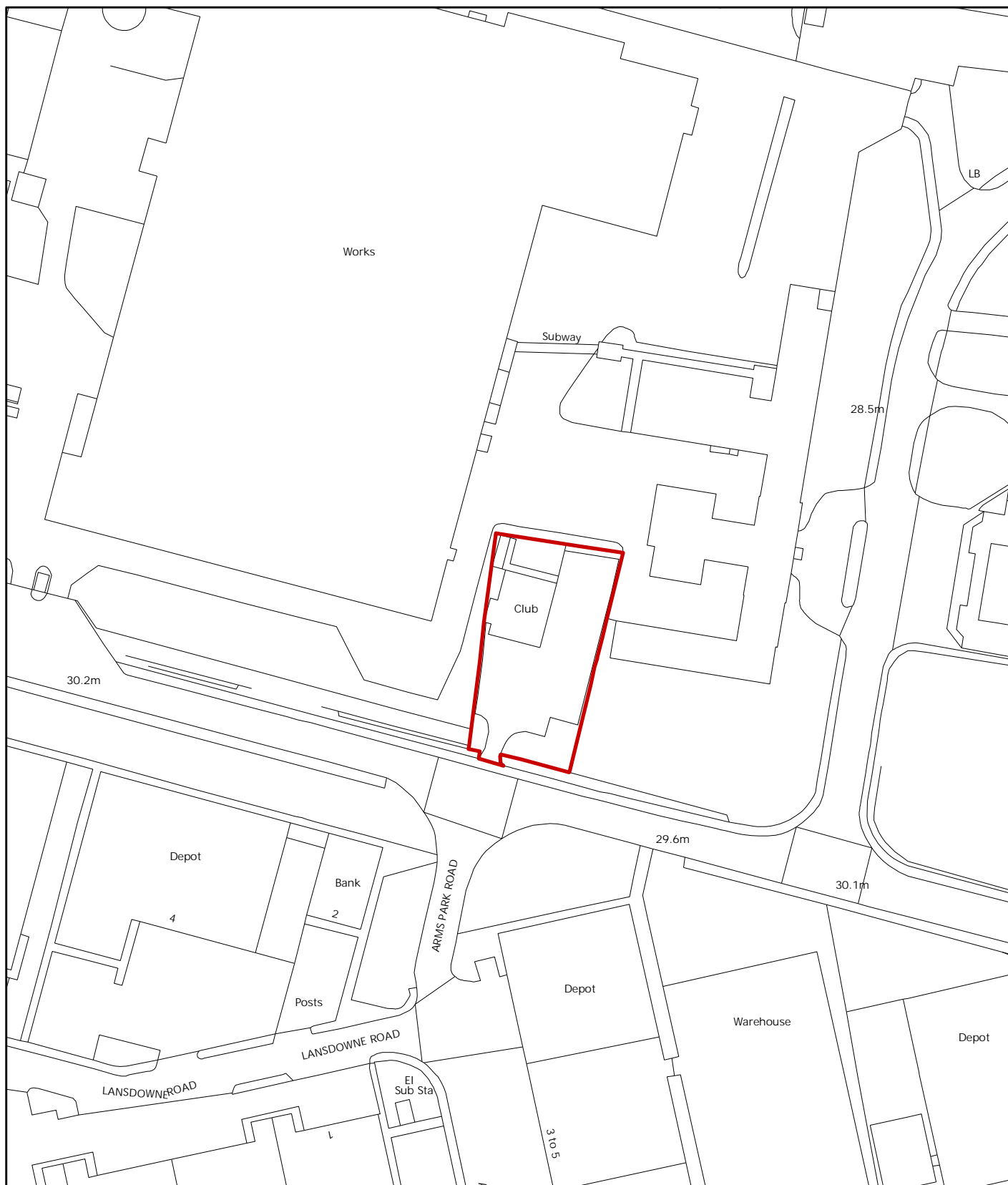
## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to the following conditions:

- Restriction on area of car park to be used and only one employee

## **Reason for Approval**

The decision to grant planning permission has been taken having regard to Saved Local Plan Policies EMP1, EMP4 and EP22 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. The retrospective change of use by means of the extent of the use and its location on Fifers Lane would not have a detrimental impact on highway safety, the amenity of surrounding residents or on the Airport Industrial Estate as a whole.



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 Site Address - Red Roofs, Fifers Lane  
 Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

