

Chipping Barnet Area Planning Committee  
04 September 2018  
Addendum to Officers Report

The following alteration to the decision notice will apply to **all** planning applications heard at this committee. The change is the removal of the title 'Head of Development Management or Head of Strategic Planning', to be replaced by the title 'Service Director – Planning and Building Control'. The decision notice will now read as follows:

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

<b>18/1611/S73</b> <b>The TVR Centre, 129 Barnet Road, Barnet, EN5 3LJ</b>
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Noise Report

During the course of the applications assessment the applicant provided an acoustic report to assess and address the issues of noise impact associated with the operation of the car wash. The report concludes that *the noise levels meet the Local Authority requirement for the rating level to be at least 5 dB lower than the background noise level and on that basis would be acceptable in planning terms.*

The Council's Environmental Health team considered the report and raised concerns with the methodology, however in discussions with Officers they agreed that as there are multiple operators on site that a temporary operational hours condition would be most appropriate approach to facilitate reactive monitoring (number of substantiated nuisance complaints) of the site and establish the actual potential of noise nuisance to inform any future application for permanent hours.

Members Query

During the members site visits, a query was raised with regard to the number of customers visiting the car wash. Further information was sought, and the applicant has stated the following:

*Customers – the number of customers varies each day depending on the weather and conditions of the roads. However on average, there are 30 cars/ day during the week (Monday – Friday) (average of 3-4 cars/ hour). At weekends, the car wash is generally busier and there are generally between 100 – 150 cars over the weekend (average of 10-11 cars/ hr). therefore extending the hours does not mean a significant increase in the number of movements.*

Applicant Additional Information regarding Lighting

*Lighting – there are no floodlights lighting the car wash but 5 LED lamps fixed to the portacabin office and car wash canopies. These are directed downwards and only used when it is dark or murky and light is needed to ensure cars are professionally washed. There has been little need to used them in the Summer and they are only likely to be used during weekday afternoons in the Winter, until the car wash closes at 6pm.*

**18/2073/HSE**  
**155 Chanctonbury Way N12 7AE**

Condition 1 has been amended to read as:

Condition 1 (PLANS)

The development hereby permitted shall be carried out in accordance with the following approved plans:

PA\_001 Rev A Site plan/block plan

PA\_002 REV A

PA\_003

PA\_004 REV A

PA\_005 REV A

PA\_006 REV A

PA\_007 (Site plan showing pre-existing, existing and proposed)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).