CARNEYSWEENEY

Date: 12 November 2024
Our Ref: CSC1159

Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB
[redacted]

Huntingdonshire District Council
Planning Development Control
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Planning Portal Reference: PP-13518866

Dear Sir/Madam,

APPLICATION ON BEHALF OF MOTOR FUEL GROUP
MORRISONS, NEEDINGWORTH ROAD, ST IVES, PE27 4NB

On behalf of our client, Motor Fuel Group (MFG), please find enclosed a planning application for the removal of an existing jet wash bay and installation of two new jet wash bays, plant room, air/water and vacuum machine and associated works at the Morrisons Petrol Filling Station, Needingworth Road, St Ives.

The following documents are submitted in support of this application:

- Completed Application Form
- Planning Supporting Letter (this document)
- Flood Risk Assessment
- Completed checklists for Full Planning, Policy Guidance and Biodiversity
- Application drawings comprising:
  - 14313-2644-LP Location Plan
  - 14313-2644-BP Block Plan
  - 14313-2644-200 Existing Site Layout
  - 14313-2644-201 Proposed Site Layout
  - 14313-2644-210 Jet Wash Elevations
  - 14313-2644-211 Air Water Elevations
  - 14314-2644-212 A- Plant Room Elevations

Key Policies

The proposed development will accord with NPPF (December 2023) paragraphs 7-10. The relevant development plan is Huntingdonshire's Local Plan to 2036 (May 2019), and the proposed development is in accordance with the below policies.

- LP2 Strategy for Development, LP11 Design Context & LP12 Design Implementation – Given its scale location, and design it is considered that the proposals of the jet wash bays will have a limited impact on the wider locality and is therefore acceptable in terms of design and visual amenity and would not have a significantly detrimental impact on the character and appearance of the area and therefore accords with policies LP2, LP11 & LP12.
- LP5 Flood Risk – The application site is within Flood Zone 2. The proposed jet washes do not propose new buildings, increase the footprint of existing buildings or the amount of internal accommodation and do not result in an increase in impermeable area at the site.
- LP15 Surface Water – The proposal drainage connects to the main sewer and is the same as the current existing jet wash on site and this should be considered as an acceptable proposal and accords with LP15.

- LP22 Local Services and Community Facilities – states that a local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, fuel filling stations and public halls. In this case the proposal is for the formation of new jet washes associated with the fuel filling station.

Key Considerations

The 2no. new jet washes will replace the existing jet wash at the petrol filling station and the proposals do not raise any concerns regarding adverse impact on amenity / conflict in terms of surrounding land uses. The proposed area will be well-lit and does not raise any concerns from anti-social behaviour / natural surveillance perspective. In terms of design, the proposed new jet wash bays have planned to positively integrate with the existing site operation.

We trust that the application is in order and that it can be processed accordingly. Should you have any queries or wish to discuss the above please don't hesitate to contact us.

Yours faithfully

[redacted]

Assistant Planner
CarneySweeney
Encl.