

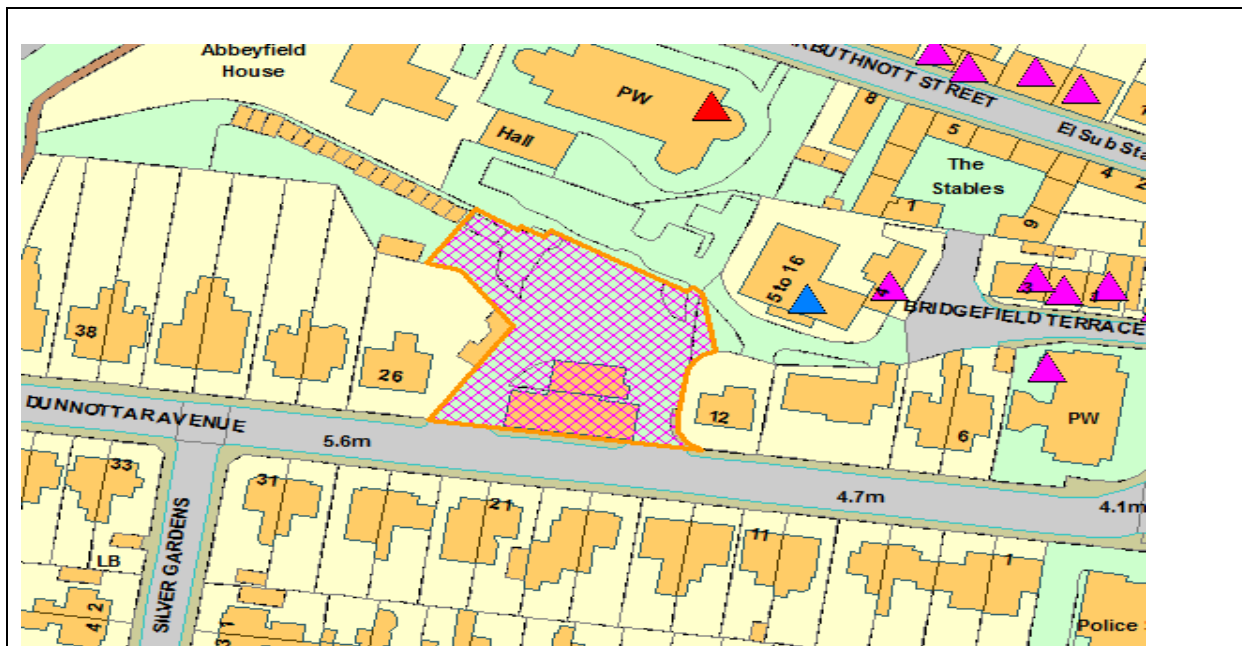
Kincardine & Mearns Area Committee Report 13 September 2022

Reference No: APP/2022/1111

Full Planning Permission for Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees at Mill Inn Filling Station, Dunnottar Avenue, Stonehaven, Aberdeenshire, AB39 2JJ

Applicant: Graham Adcock, Gladstone Place, 36-38 Upper Marlborough Road, St Albans, AL1 3UU
Agent: Adcock Associates, Elta House, Birmingham Road, Stratford Upon Avon, Warwickshire, CV37 0AQ

Grid Ref: E:387307 N:785658
Ward No. and Name: W18 - Stonehaven and Lower Deeside
Application Type: Full Planning Permission
Representations: 6
Consultations: 6
Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
Designations: Aberdeen Housing Market Area
Complies with:
Development Plans: Yes
Main Recommendation: Grant



NOT TO SCALE

Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights. Ordnance Survey Licence Number 0100020767.

1. Reason for Report

- 1.1. The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for approval and there have been valid objections from third parties and 50% or a majority of responding Local Ward Members in the Ward in which the development is proposed have requested that the application be referred to the Area Committee.
 - Cllr. Sarah Dickinson – ‘to discuss further noise impact under Policy P4 Hazardous and potentially polluting developments’.
 - Cllr. Wendy Agnew – ‘further discussion required in respect of noise nuisance and lighting in a residential area’.
- 1.2. The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1. Full planning permission is sought for the installation of two self-service car wash bays and removal of two trees at Mill Inn Filling Station, Dunnottar Avenue, Stonehaven.
- 2.2. The application site is 0.17ha and located within the boundaries of an existing filling station and associated retail store located on Dunnottar Avenue. The site is located within the Stonehaven Conservation area and sits outwith the designated Town Centre. A category B listed building (The Mill Inn) is located some 42 metres to the east of the proposed car wash and a category A listed church located 30 metres to the north of the site. There is a row of semi-detached houses facing the site and a detached house to either side. A number of garages are located to the west of the site with access provided through the filling station. There are a number of existing services provided to the rear of the shop including a car wash and vacuum area, air supply and HGV pump.
- 2.3. An existing 1.8-metre-high steel fence bounds the site to the north west, a 1.5-metre-high hedge and 1.5-metre-high stone wall to the north. A number of mature trees are also located on the northern boundary of the site. A 1.8-metre-high stone wall bounds the site to the south west between the right of access and the dwellinghouse at number 26 Dunnottar Avenue.
- 2.4. This proposal seeks permission for the formation of two self-service car wash bays to the north west of the site. This area of the site currently encompasses a caged compound and two trees. The two linked bays would have a footprint of approximately 72m². A 3-metre-high solid screen, constructed in plastic coated steel sheeting and finished in a sandstone colour would be located on the north east and north west elevations. A 3-metre-high glazed screen would

be located on the south west elevation. The south east elevation would be open to allow access. An LED floodlight would be located on the north west elevation.

- 2.5. In terms of drainage, two silt traps would be located in the centre of each bay with a new drainage connection to the existing car wash drainage.
- 2.6. New tarmac surfacing is proposed to the entrance to the car wash. Two cars wash waiting bays are proposed immediately to the east of the site. An existing right of access to the south of the car wash and providing access to the garages to the north west would remain.
- 2.7. Two small trees would be removed to facilitate this development with replacement planting to the north east of the site and to the south of the site, immediately to the west of the forecourt shop. A total of four trees would be planted.
- 2.8. No changes are proposed to the existing access arrangements

Relevant Planning History

- 2.9. APP/2022/0399 - Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees – Withdrawn to allow an NIA to be carried out

Supporting Information

- 2.10. **Noise Impact Assessment (NIA) (Hepworth Acoustics, January 2022)** a desktop noise assessment was carried out for the site. The report notes that proposed operating hours are 07:00 and 22:00 Monday to Saturday and 08:00/22:00 on Sundays. Based upon source noise measurements of jet wash activities taken at a similar site and taking into account corrections for distance attenuation and any relevant screening attenuation. Calculations are based on likely resulting external noise levels at the nearest dwellings and the corresponding noise levels in rear private gardens and within habitable rooms assuming windows are open. The calculated noise levels are all within the adopted noise criterion and therefore there would be no unacceptable noise impacts as a result of the proposal.
- 2.11. **Landscape Plan** provides details of the replacement planting proposed.
- 2.12. **LED Floodlight Specification** provides details of the lighting to be installed and illuminance.
- 2.13. **Washing Bay Simulation detailed analysis of the lighting**

Variations & Amendments

- 2.14. The height of the perspex screens has been increased from 2.7 metres to 3 metres shown on drawing PA06 A.

- 2.15. The Landscape Plan was amended to include details on the timing of planting and aftercare.
- 2.16. Car park waiting facilities were added to the site layout, these are shown on drawing PA07.

3. Representations

- 3.1. A total of 6 valid representations (6 objections) have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:

- Removal of trees
- Chemical overspray
- Increased noise
- No provision for car parking waiting on facilities
- Existing drainage is inadequate for current use
- Flooding of the site
- Increase in traffic
- Overlooking/loss of privacy
- Road safety concerns
- Design of the wash bays is not befitting or considerate of the location
- Light pollution
- Operating hours
- Layout encroaches on right of access to Mill Inn Garages

4. Consultations

- 4.1. **Environment and Infrastructure Services (Flood Risk and Coastal Protection)** has no comment to make on the proposals.
- 4.2. **Environment and Infrastructure Services (Contaminated Land)** has commented that the ground is potentially contaminated but as the proposals are related to the existing use of the site an informative potential contamination should be incorporated into the decision document.
- 4.3. **Environment and Infrastructure Services (Environmental Health)** requested further detail of the applicable screens to ensure they met the standard described in the NIA i.e., that they are built to a standard mass standard of 10kg/m². Amendments were made to the screens, drawing no. PA06 A, following comments made by Environmental Health. The height of the screens has been increased from 2.7 metres to 3 metres. Further information was also provided in relation to lighting and odour. Subsequently, Environmental Health removed their objection subject to conditions on noise.
- 4.4. **Environment and Infrastructure Services (Environment Team – Built heritage)** has commented that there would be minimal impact on the

conservation area and listed buildings as a result of the proposed works and has no further comments to make.

- 4.5. **Environment and Infrastructure Services (Roads Development)** has commented that the proposal is to alter an existing facility provided by the business and has no comment to make.
- 4.6. **Environment and Sustainability Service (Environment Team – Natural heritage)** has commented on the landscaping plan submitted as part of the application. The Service suggested replacing one of the ornamental shrubs with a hawthorn. Details of timing of planting, aftercare of the trees and details of replacement of any dead or dying trees required. On receipt of this information in a revised landscaping plan, the service confirmed they had no further comment to make.

5. **Relevant Planning Policies**

Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long-term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.1. Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan (SDP) was approved on 12 August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable

economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as approved forms part of the Development Plan.

5.2. Aberdeenshire Local Development Plan 2017

Policy P1 Layout, siting and design
Policy P3 Infill and householder developments
Policy P4 Hazardous and potentially polluting developments including contaminated land
Policy E1 Natural heritage
Policy RD1 Providing suitable services
Policy HE2 Protecting historic and cultural areas
Policy C4 Flooding

5.3. Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the "settled view of the Council" on what the final adopted content of the LDP 2022 should be. The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Reporter's report of Examination of the Proposed LDP 2020 has now been published (24 June 2022). Notwithstanding, there is currently no authority to use the Proposed Local Development plan as a substitute for the Local Development Plan 2017. The weight that can be given to the phrase "settled view of the Council" can only be interpreted in the context of the publication of the Proposed Local Development Plan 2020 (March 2020). Even with the certainty associated with the Reporters' Report it still remains only a material consideration in determining planning applications. However, consideration will be given on a case-by-case basis where the weight of the Reporter's Report should be given overwhelming significant weight when it is most advantageous to the applicant's proposals. SPP Paragraph 34 is of associated relevance.

The Scheme of Governance reserves determination of planning policy to Full Council for resolution. As such until the Proposed Local Development Plan 2020 has been formally adopted by Full Council (as LDP 2022) can this be considered as the Council's "settled view".

It should be borne in mind that the LDP has been written to be implemented as a whole and not the selective use of agreeable parts.

On the 18 April with reference to the legislation the LDP 2017 becomes technically 'out of date'. Notwithstanding the Aberdeenshire LDP 2017 remains the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted. Currently Scottish Planning Policy (SPP) deals with this circumstance at Paragraphs 32 to 34. The policies of the LDP 2017 are reflective of the policy position within SPP. Both SPP and the National Planning Framework 3 are confirmed as significant influences on the content of the plan, as confirmed within Section 2 – 'Influences of the Plan'. In summary, when a development plan is more than five years old the presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits. All of these matters however are already embedded within the policies of the Local Development Plan 2017 and deemed robust in their consideration.

6. Discussion

- 6.1. Paragraph 33 of Scottish Planning Policy (SPP) states that where a development plan is more than five years old, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.
- 6.2. The main issues to consider are the principle of development and any impact on the character and amenity of the area, neighbouring properties or conservation area.

Principle

- 6.3. As the site is located within the settlement of Stonehaven but outwith the Town Centre, the principle of development would be assessed against Policy P3 Infill and householder developments within settlements (including home and work proposals. Whilst not a vacant site nor a development associated within an existing house, the policy supports ancillary development as long as the development respects the scale, density and character of its surroundings and will not erode the character or amenity of the surrounding area.
- 6.4. The proposed installation of two car wash bays is considered ancillary to the existing use of the site as a Filling Station and would improve the current car wash facilities offered.

Layout, siting and design

- 6.5. The layout, siting and design of this proposal is assessed against Policy P1. This states that new development must be appropriately designed and in-keeping with the character and setting of the surrounding area.

- 6.6. It is considered that the site's location within an existing filling station would mean that the siting of this structure would not visually detract from the character of the area. The south west elevation of the structure would be located approximately 4.3 metres from the rear (north) boundary of the neighbouring property at 26 Dunnottar Avenue. At its highest point, the boundary wall between the site and 26 Dunnottar Avenue is approximately 1.85 metres and 1.7 metres at its lowest, depending on ground levels. Due to the existing use of the site and boundary treatments, in addition to the proposed 3 metre screens, it is not considered that there will be a significant detrimental impact on the property in terms of privacy or overlooking.
- 6.7. Therefore, it is considered that the proposal complies with Policy P1 Layout, siting and design.

Built and natural heritage

- 6.8. The site is located with the Stonehaven Conservation Area and therefore Policy HE2 Protecting historic and cultural areas is also applicable. The design, scale, layout, siting and materials used in development within a conservation area must be of the highest quality and respect the individual characteristics for which the conservation area was designated. All details must be provided under the cover of a full application and any trees contributing to the setting should be retained.
- 6.9. The Planning Service considers that the siting of these structures in an area already utilised as forecourt space would mean that the siting would not visually detract from the character of the area. The design of the car wash bays has been carefully considered with the inclusion of sandstone coloured screens on the two elevations located closest to the church to the north of the site. The two small trees are not considered to contribute to the setting of the area due to their location to the rear of the premises. The Environment Team (Built heritage) were consulted and commented that there would be minimal impact on the conservation area and listed buildings as a result of the proposed works. The Environment Team (Natural heritage) were consulted on the loss of trees and confirmed they were happy with the replacement planting proposed, an additional four trees and the landscape plan provided. A condition ensuring the proposed landscaping scheme is implemented will be added to any subsequent consent.
- 6.10. Overall, it is considered that the proposal would have no significant adverse impacts on Stonehaven Conservation Area or the natural heritage in accordance with Policy HE2 Protecting historic and cultural area and Policy E1 Natural heritage.

Technical considerations

- 6.11. Policy P4 of the Aberdeenshire Local Development Plan 2017 states that development which would cause significant pollution, create a significant nuisance or present an unacceptable danger to the public will be refused. In relation to this policy, a number of representations received have raised

concerns about noise, odour and lighting associated with the proposed development from the proposed development and the ability of it to operate at all hours.

- 6.12. Environmental Health were consulted and considered the results of the NIA and the additional information received by the agent on odour and lighting. The Service confirmed they had no objection to the proposal subject to conditions.
- 6.13. Firstly, a condition to limit the operational hours of the jet wash to between 07:00 hours and 22:00 hours Monday to Saturday, and 08:00 hours to 22:00 hours on Sunday is requested. By only operating within these times, it is considered that any noise from the jet washes will not result in undue loss of amenity and addresses any noise nuisance from the jet washes. A further condition relating to noise would ensure noise from the proposed development does not exceed Noise Rating Curve 30 when measured within a habitable room of any noise sensitive dwelling. An informative about the ability of Environmental Health to investigate any allegations of statutory nuisance will also be added.
- 6.14. Environmental Health noted that concerns were raised about the impact of spray from the car wash area on nearby residents. These concerns relate to the both the existing car wash facilities and the proposed wash bays. The Service has no previous record of complaint about the spray from the existing car wash. However, this application does not prevent any future investigation by our Service relating to concerns about odour impacting on nearby residents.
- 6.15. Finally, Environmental Health has no objection to the outdoor light associated with the proposed car wash. The repositioning of the vacuum next to the 1.5-metre-high wall is very unlikely to have any adverse effect on the nearby residents.
- 6.16. Combined, these conditions and the along with the design of the car wash which includes 3 metre high perspex screens will help mitigate and perceived impact from it. Contaminated land was consulted and has noted there are no contaminated land issues at the site of the proposed jet wash kiosks. Therefore, the development complies with Policy P4 Hazardous and potentially polluting developments and contaminated land.
- 6.17. In terms of flooding a number of representations raised concerns with increased flooding at the site. The site plan shows the provision of silt traps within the car wash bays and connection to the existing car wash drainage, Infrastructure Services (Flood Risk and Coast Protection) were satisfied with the proposal and had no comment to make. The proposal is considered to comply with Policy C4 Flooding.
- 6.18. In response to concerns raised in letters of representation regarding the lack of waiting facilities. The applicant provided a revised site plan (as detailed in section 4) showing two car wash waiting bays located to the north of the site

and to the east of the proposed car wash bays. Concerns regarding increased traffic and road safety were also highlighted. Roads Development were consulted and had no comment to make on the proposal.

- 6.19. It is also raised that the proposed development would result in an increase of litter in the surrounding area. The Planning Service consider that this would be a behavioural issue of customers which cannot be addressed through this planning application.

Conclusion

- 6.20. The policies contained in the Local Development Plan 2017 remain compliant with the principles of sustainable development as guided by the SPP and therefore provide an appropriate basis for the determination of this application.
- 6.21. The proposal in supporting good design and the six qualities of successful places would contribute towards sustainable development. This carries significant material weight lending itself to an approval.
- 6.22. Taking account of the above, the proposed development is considered to comply with Policy P1 Layout, siting and design, P3 Infill and householder developments within settlements (including home and work proposals) and Policy P4 Hazardous and potentially polluting developments and contaminated land of the Aberdeenshire Local Development Plan 2017. The application is therefore recommended for approval subject to conditions.
- 6.23. In assessing the proposed development against the wider policies of SPP and the LDP 2017 and any other material considerations, there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

7. Area Implications

- 7.1. In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1. An integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 8.2. There are no staffing and financial implications.
- 8.3. There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must

determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

- 8.4. No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

9. Departures, Notifications and Referrals

9.1. Strategic Development Plan Departures

None

9.2. Local Development Plan Departures

None

- 9.3. The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 9.4. The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 9.5. The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

10. Recommendation

10.1. GRANT Full Planning Permission subject to the following conditions:-

01. Prior to the jet washes hereby approved being brought into operation, they shall be fully constructed in accordance with the approved plans. Once operational, their use shall be restricted to the hours of 07:00 to 22:00 Monday to Saturday and 08:00 to 22:00 on Sundays, Bank and Public Holidays.

Reason: In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

02. During operational hours, noise from the proposed development shall not exceed Noise Rating Curve 30 when measured within a habitable room of any nearby dwelling.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

03. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

04. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

05. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

06. Prior to the self-service car wash bays hereby approved being brought into operation, they shall be fully constructed in accordance with the approved plans, as shown on drawing PA06 B.

Reason: In the interests of the residential amenities of the occupiers of the proposed development.

10.2. Reason for Decision

The application is considered by the Planning Authority to comply with the Aberdeenshire Local Development Plan (2017). The proposed car wash bays and removal of two trees, is of appropriate scale and design and would not have a negative impact on the conservation area or the amenity of neighbouring properties in accordance with P3 Infill and householder developments within settlements (including home and work proposals) and Policy P4 Hazardous and potentially polluting developments and contaminated land.

The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development accords with the Scottish Planning Policy principles of sustainable development. This carries significant material weight lending itself to an approval.

In assessing the proposed development there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

Alan Wood
Director of Environment and Infrastructure Services
Author of Report: Stephanie McMillan
Report Date: 01/09/2022

Comments for Planning Application APP/2022/1111

Application Summary

Application Number: APP/2022/1111

Address: Mill Inn Filling Station Dunnottar Avenue Stonehaven Aberdeenshire AB39 2JJ

Proposal: Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees

Case Officer: Stephanie McMillan

Customer Details

Name: Mr Colin Cameron

Address: 26 Dunnottar Avenue Stonehaven AB39 2JJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed placement of the new carwash bays is not acceptable as follows:

1. Overlooking/loss of privacy: forecourt users will have line of site into the garden of 26 Dunnottar Avenue, the boundary wall is not 1.8m high as noted in the drawings supporting the application.
2. Highway issues: traffic generation, vehicular access, highway safety: increased forecourt traffic will increase the likelihood of further damage to the boundary wall, most recently (in January 2022) a vehicle using the forecourt knocked down the garage wall causing over £5,000 damage to the property and £3,000 damage to the vehicle within the garage; the proposed new location will bring additional forecourt traffic closer to the section of boundary wall behind which children are playing within the garden. Furthermore, forecourt users regularly block access to the garage of 26 Dunnottar Avenue.
3. Noise and disturbance resulting from proposed use: The location of the wash bays will result in additional noise disturbance for neighbouring properties, additional to that already tolerated.
4. Odour resulting from proposed use: Chemical overspray and resultant odour from the wash bays, despite the glazed screens, is inevitable for neighbours.
5. Loss of trees.
6. Layout, design and visual appearance of development: the wash bays design is not befitting or considerate of the location and the surrounding properties.
7. Risk of flooding: Dunnottar Avenue regularly floods, and no consideration has been shown for the additional wastewater that will be generated by the wash bays or the potential impact on neighbouring properties.
8. Light pollution: Light pollution from the wash bays will negatively impact the neighbouring properties.

Comments for Planning Application APP/2022/1111

Application Summary

Application Number: APP/2022/1111

Address: Mill Inn Filling Station Dunnottar Avenue Stonehaven Aberdeenshire AB39 2JJ

Proposal: Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees

Case Officer: Stephanie McMillan

Customer Details

Name: Mrs Dorothy Duncan

Address: Oakvilla 20 Carron Terrace Stonehaven AB39 2HX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed installation of two Self-Service Car Wash Bays and the removal of two trees at the Mill Inn Filling Station for the following reasons,

Removal of trees regardless of new plantings.

In an easterly wind direction chemical overspray is carried into neighbouring properties that can cause minor eye discomfort. This is of particular concern close to the St James Church, Abbeyfield, rear gardens of 26-30 Dunnottar Avenue, Garages and Garden at the rear of Mill Inn and St James Hall where children and adults use the facilities on a regular basis.

Increase in noise from the spray lance jet hitting the vehicle body regardless of any side wall canopy.

No provision for car parking waiting on facilities nor exclusion areas to allow safe entry exit to the wash bays. This is a particular safety concern when children are often in the facilities with parents cleaning cars.

No provision for wash bay users when HGV's are fuelling up and blocking access to the wash bays.

Note that existing drainage is to be used. Existing drainage is inadequate for one wash bay let alone two wash bays. Flooding at the footpath towards The Mill Inn Flats is a frequent occurrence.

Increase in traffic safety consideration as there are no traffic flow signs.

Increase of rubbish from the facilities i.e. plastic gloves, paper receipts, food packaging and general waste items blown into neighbouring property from fuel pumps and vacuuming areas.

Comments for Planning Application APP/2022/1111

Application Summary

Application Number: APP/2022/1111

Address: Mill Inn Filling Station Dunnottar Avenue Stonehaven Aberdeenshire AB39 2JJ

Proposal: Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees

Case Officer: Stephanie McMillan

Customer Details

Name: Mr Ian Duncan

Address: Mill Inn Garage (At rear of Filling Station) Dunnottar Avenue Stonehaven AB39 2JJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed installation of two Self-Service Car Wash Bays and the removal of two trees at the Mill Inn Filling Station for the following reasons,

1. Proposed site layout encroaches onto the established right of access to Mill Inn Garages. This right of way was established over thirty years ago when access was required by tenants to reach their allocated lockups. Drawing requires to be corrected to show correct positioning of current access status to Mill Inn Garage..
2. Proposed site layout shows the articulated Lorries too far forward for refuelling. Typically the lorries' diesel tank is situated between the front axle and the rear axle and the HGV pump lines are in the middle of the Island. When articulated Lorries are refuelling the rear of the trailer is approximately <2m from the bollard next to the "Garage" blocking access to the Mill Inn Garages and rear apron. Drawing requires correction to demonstrate the correct positioning of vehicles.
3. Location of new wash bays are within 3m of Mill Inn Garage and less than 1m from access road. Drifting chemical is already a concern from the existing facility 10m away. In an easterly wind direction chemical overspray is carried onto my property and The Mill Inn Flats car park. The new facility is positioned 3m away therefore I can only assume this will create more overspray which can cause minor eye discomfort particularly when neighbouring younger children are playing a few metres away.
4. Increase in noise from the spray lance jet hitting vehicle body regardless of any side wall canopy, noise will travel over the canopy to neighbouring property.
5. Light pollution from LED lighting onto neighbour's property
6. Site layout makes no provision for car parking waiting on facilities nor exclusion areas to allow safe entry exit to the wash bays or Mill Inn Garage access. This is a safety concern when children are often on the facilities with parents cleaning cars.
7. No provision for wash bay users when HGV's are fuelling up and blocking access to the wash bays.

8. Note that existing drainage is to be used. Existing drainage is inadequate for one wash bay let alone two wash bays. Flooding at the footpath towards The Mill Inn Flats is a frequent occurrence.
9. Increase in traffic safety consideration as there are no traffic flow signs, no parking areas for traffic waiting to use facilities.
10. Increase of rubbish from the facilities i.e. plastic gloves, paper receipts, food packaging and general waste items blown into neighbouring property from fuel pumps and vacuuming areas.

Comments for Planning Application APP/2022/1111

Application Summary

Application Number: APP/2022/1111

Address: Mill Inn Filling Station Dunnottar Avenue Stonehaven Aberdeenshire AB39 2JJ

Proposal: Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees

Case Officer: Stephanie McMillan

Customer Details

Name: Sarah Knight

Address: Rosebank Crathes Banchory AB31 5JE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sarah,

Log on and search Aberdeenshire council planning. In the search for location

I object to the proposed installation of 2 self service car washes and the removal of trees.

I object to the site of the wash bays as these are within 3m of where my children aged 5 & 3 play. I do not want them inhaling chemicals caused by the power washer lances and westerly winds affecting their health. We already have issues with the current wash area and it is a distance of approximately 10m away.

I object to the removal of two trees for the purposes of erecting a wash facility.

The area is already congested with current facilities on offer, additional facilities will become more unsafe as no traffic signage is apparent to guide customers around the site.

Articulated lorries block the rear apron when fuelling up, contrary to the proposed site layout.

Comments for Planning Application APP/2022/1111

Application Summary

Application Number: APP/2022/1111

Address: Mill Inn Filling Station Dunnottar Avenue Stonehaven Aberdeenshire AB39 2JJ

Proposal: Installation of 2 Self-Service Car Wash Bays and Removal of 2 Trees

Case Officer: Stephanie McMillan

Customer Details

Name: Mrs Ann Samways

Address: Abbeyfield House Arbuthnott Street Stonehaven AB39 2JB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: About 10 years ago the then owners of the Mill Inn filling station, BP, applied to redevelop the site. I believe that councillors at the time conducted a site visit and Councillor Agnew expressed a view that the noise emanating from the existing wash bay was not conducive to the amenity of a residential area. I also believe that councillors were of a mind to place a condition on the application restricting that part of it on the grounds of noise and pollution. BP subsequently withdrew the application and sold the site. If it was too noisy then, it is too noisy now and increasing the number of wash bays will only make it worse. Traffic will also increase adding to the noise and pollution, not to mention blocking access as vehicles queue. The waste water is being piped into the existing drain which is inadequate at the moment with flooding frequently occurring at the north east corner of the site and blocking the right of way from Arbuthnott Street to Dunnottar Avenue.

A similar application in February this year was subsequently withdrawn. The main difference between it and this one appears to be the addition of a noise impact assessment. I note that this is a desk top assessment ie no-one from the company actually visited the site and therefore a number of relevant factors such as prevailing wind direction, other sources of noise pollution such as increased traffic flow, were not taken into account. However, the main problem with this impact assessment is that no comparison is made with the noise emanating from the existing car wash machine. There is no way of telling if the two new Jet Wash machines will make less noise than the present one. The implication that if on fine days when we are out in the garden and find it too noisy, we can just go inside and close the doors/windows is just insulting.

The noise impact assessment is based on the present opening hours for the Mill Inn Filling Station and the proposed operating times, Monday to Saturday 07.00 to 22.00 and Sunday 08.00 to 22.00, for the Jet Wash machines. "Daytime" is defined as 07.00 to 23.00. Councillors should bear in mind that an application from the owners of this site to allow 24-hour operation was approved in 2018.

I object to this planning application on the grounds that the proposed car wash bays will more than likely increase the already unacceptable noise levels even more, the spray and the chemicals contained therein will carry on the prevailing wind making it unpleasant for me and the other residents of Abbeyfield to sit out in the garden, using the existing drain will only increase the existing flooding problem on the site, and the probability of 24hour opening means these machines could be operating day and night seven days a week

From: [Claire Penman](#) on behalf of [Planning](#)
To: [Planning Online](#)
Subject: FW: App/2022/1111
Date: 31 May 2022 11:00:37

Hi,
Please can you log this as a rep for the above application.
Thank you.
Claire

-----Original Message-----

From: [REDACTED]
Sent: 30 May 2022 13:57
To: Planning <planning@aberdeenshire.gov.uk>
Subject: App/2022/1111

dear sir /madam

I Object to the new car wash application at mill inn service station . We have had many floods with previous car washes in the past and would therefore be concerned with further car wash facilities . I also object to two trees being felled .

9 Mill Inn
Bridgefield Terrace
Stonehaven
AB39 2JF
Regards
Pauline and Archie Skinner

Sent from my iPhone