
Introduction

This planning application relates to the service station situated in, and forming part of, the Barrier Bank Business Park. The service station proposed is a modified scheme based on the previous service station granted full planning approval, reference H16-0025-15. The principle change to the currently approved scheme is the substitution of a revised forecourt shop building positioned in the same location as previously sited, and the deletion of the LPG tank area and the HGV fuelling facility. Other areas of the service station site remain essentially as the last scheme, especially the forecourt canopy and fuel pump arrangement which are retained exactly as before. Additional customer parking has been able to be provided.

Therefore this application is, in essence, for approval to amend the previous layout to allow the revised forecourt shop building and associated minor amendments.

Use and Layout

This proposal for a retail service station will provide an essential amenity to the nearby settlement of Alconbury and to motorists using the adjacent transient routes, offering a range of fuels, shop products and hot and cold snacks.

The service station will consist of a forecourt shop building fronted by a refuelling forecourt for cars and vans. For customers using the shop facilities customer parking is provided, commensurate with the shop size, in front of and around the shop building and forecourt area.

The forecourt building is a single storey structure with a curved roof line. Walls will be finished external with architectural feature panels. The curved roof will be formed of architectural sheeting panels and is designed to relate to, and be in harmony with, the forecourt canopy in front of the building.

The main forecourt area in front of the shop building will contain four pump islands offering eight refueling places. Over the pump islands is a canopy supported on columns from the islands. The canopy will have curved roofline to relate to the shop building roof. Adequate and safe vehicle maneuvering and circulation is achieved by careful sizing of the forecourt area.

Scale

Overall, the service station construction does not extend more than six metres from ground level, thus ensuring that it does not dominate or overbear the surroundings.

Landscaping

Planting is to be provided for on the site, after safety zone areas around equipment and vehicle movement sightlines clearances are taken into account.

Sustainability

The service station design will incorporate up to date energy saving and environmental protection technology and equipment. Where possible and practicable all lighting will be of the LED type thus minimising energy consumption and environmental waste due to the long life of the LED units.

Fuel storage will be protected by the use of double skinned storage tanks and double skinned pipe work which will enable leak detection monitoring, with an incident alarm, to be incorporated throughout the tank and pipe work system. Having this system in place means that any potential breach of the tank and pipe work integrity can be quickly identified and remedial procedures implemented to avoid detrimental environmental contamination to the environment.

Environmental

Matters concerning environmental issues and flood control initiatives have been reviewed and agreed for the Business Park as a whole, and therefore cover the service station, as part of the current planning approval H16-0025-15.

Access

Access into and out of the service station is onto infrastructure roads within the Business Park and are unchanged with this amendment application. This access has been approved under the current planning approval H16-0025-15.