

Planning Department
Thanet District Council
P.O. Box 9
Cecil Street
Margate
Kent
CT9 1XZ

10th November 2023

Dear Sir/ Madam

**FULL PLANNING APPLICATION FOR RELOCATED RENTAL VEHICLE WASH BAY AND MINOR EXTENSIONS TO RENTAL VEHICLE OFFICE AND ASSOCIATED WORKS
144-146 WESTWOOD ROAD, BROADSTAIRS, CT10 2NR
PLANNING APPLICATION SUBMITTED ON BEHALF OF ENTERPRISE RENT-A-CAR UK LTD**

Please find enclosed an application for full planning permission for the relocation of an existing rental vehicle wash bay and minor extensions to rental vehicle office, and associated works, at the above site.

The application has been submitted through the Planning Portal under reference **PP-12595167**, on behalf of Enterprise Rent-A-Car UK Ltd (henceforth referred to as 'Enterprise' within this Statement).

The application comprises the following:

- Completed application form;
- Site Location Plan – ref. PP-000-01
- Site Layout Plan (Existing)Wash Bay – ref. 7451-TR-002-P1
- Site Layout Plan (Proposed) Wash Bay – ref. 7451-TR-000-P1
- Existing Elevations (Rental Vehicle Office) – ref. PP-001-01
- Proposed Elevations (Rental Vehicle Office) – ref. PP-002-02
- Proposed Wash Bay Specification (including Elevations) – MSB001
- Proposed Wash Bay Footprint Plan – MSB002
- Wash Bay Drainage Silt Trap specification (ref. 800341 6)
- This Covering Letter / Planning Statement setting out the background and justification for the proposed amendments
- A fee of £234.00 (plus £64 Planning Portal Service Charge) paid directly thought the Planning Portal

In determining this application, we would be grateful if Thanet District Council could take into account the following information.

The Applicant and Development Proposed

This application is submitted on behalf of Enterprise-Rent-A-Car-UK Ltd (henceforth referred to as 'Enterprise' within this letter).

Enterprise is a global vehicle rental company. Enterprise is one of the largest transportation solution providers in the world offering customers local and airport car rentals, car sharing, exotic car hire and van hire, along with a Flex-E-Rent service, providing business solutions for specialised vehicle needs, for example, temperature-controlled vans and accessible minibuses for example. The company operates in more than 9,500 locations across nearly 100 countries.

Enterprise also has the largest Car Club network in the UK providing its members with 24/7 access to its cars and vans without the need to own their own. It has been estimated that car clubs produce 72% lower emissions than the average UK car and each of Enterprise's Car Club vehicles takes around 20 private cars off the road.

Enterprise employs nearly 80,000 people in nearly 100 countries, with training and development of employees, and 'promoting from within', at the core of its culture. As such Enterprise have won numerous employment awards and are a Times Top 100 Graduate Employer (2022), a Times Top 50 Employer for Women (2022), a Stonewall Top 100 LGBTQ+ Inclusive Employer (2023) and a Top 75 Social Mobility Employer (2022) – to name but a few.

Enterprise has been successfully operating from the application Site following grant of planning permission F/TH/11/0542 in September 2011, which facilitated their use at the Site. A Section 73 (S73) application to amend Conditions 2 and 4 of the planning permission has been submitted under separate cover and is being determined by Thanet District Council under reference F/TH/23/1232. The S73 application has been submitted to facilitate an alternative layout and to increase Enterprise's operational use at the site as a result of their need to increase its operation here having successfully operated its branch here since 2011.

As part of their improved operation at the site, Enterprise also proposes to relocate its rental vehicle wash bay and to install a minor extension to its rental vehicle office to improve and make more efficient the customer-facing lobby area. Both of these revisions are applied for here through this application for full planning permission.

For avoidance of doubt, the proposed office extension includes extending the side elevation of the rental vehicle office to 'infill' the existing building line and create an improved atrium or reception area for the rental vehicle office. Given the additional floor area of the proposed extension is just c.22m² this falls under Permitted Development¹ given it is extending the existing commercial premises not by more than 50% of its gross floor space or by 100m² and would not exceed the height of the existing building and will continue to be used as part of, or for a purpose incidental to, the lawful use of the building. The extension is also proposed at ground floor only. However, where an application for planning permission has been requested by the Council for the proposed relocation of the rental vehicle wash bay, the proposed minor extension is applied for here for completeness.

The proposals have no potential to impact neighbouring uses in respect of their amenity including noise, light, outlook or privacy, as the proposed rental vehicle wash bay represents the relocation of an existing rental vehicle wash bay and remains at the rear of the site or in the same general location as the existing wash bay; and the proposed extensions will simply infill an existing side elevation of a building and neither will change the Site's existing and lawful operational use or provision.

In general terms the proposal is for continued use of a brownfield, or previously developed, site comprising entirely of hardstanding. It will not result in any additional risk of flooding of the site or its surroundings and connections to existing drainage arrangements will be maintained.

Enterprise will operate their rental vehicle wash bay under a trade effluent licence which will be obtained from the statutory undertaker meaning its use, and drainage connection, will be subject of control outside of, and the appropriate drainage of the proposals does not need to be duplicated through, the planning process – and notwithstanding will relocate an existing rental vehicle wash bay in any event. However, for completeness we have submitted a specification of the wash bay drainage silt trap through this application.

¹ SCHEDULE 2 Permitted development rights PART 7 Non-domestic extensions, alterations etc Class A – extensions etc of [F1commercial, business or service premises] – as amended

The Site

The site is located to the north of Westwood Road (the A256) within the built-up area of Westwood to the west of Broadstairs, Kent. The site is currently comprised of Westwood Cross Motors which occupy the western side of the wider Site and Enterprise that occupy the eastern side of the Site. The site is bounded by fencing on the eastern and northern boundaries with a mix of hooped and droppable bollards on the Site's frontage with West Wood Road. The western boundary currently comprises a post and wire fence. Images of the Site's Westwood Road frontage is provided below – with Enterprise's existing rental vehicle office shown in the first image and the location of their proposed relocated office (to be extended) and wash bay shown in the second image (noting the former PFS canopy is being dismantled prior to the proposed works being undertaken).



To the north of the site there is a landscape services yard, with the St George's Church of England school further to the north. Access to the school and landscape services yard (Hope Way) forms the eastern boundary of the Site. To the east of that are dwellings fronting onto Westwood Road. To the southeast of the Site, and opposite the dwellings to the east, is Perry's Vauxhall Broadstairs dealership. To the southwest is a series of dwellings.

To the west of the Site is an agricultural field. To the wider west is a series of commercial uses including Lok'n'Store self-storage, Bannatyne's health club and spa and a large retail park (Westwood Gateway Retail Park) including Pure Gym, Clip'n'Climb Thanet, Smyth's Toy Superstore, Halfords, Costa Coffee, Pizza Hut, ScS Sofa and Carpet Warehouse, Homebase, Aldi, DFS and Tesco Extra for example, with Westwood Cross Shopping Centre to the wider south west of the Site along with a McDonalds Drive Thru, Sainsbury's superstore, Grosvenor Casino, Vue Cinema and Travelodge hotel. In other words, the wider area is commercial in nature albeit there are some residential properties closer to the Site.

The site to which this application relates to extends to around 0.21 ha and is currently in operation in accordance with the planning consent.

Conclusion

The proposed works are minor and in general terms represent the relocation of an existing rental vehicle wash bay within the site and very minor extensions to an existing commercial building. However, both will allow for improved operational efficiency for Enterprise, an established business that already operates at the application Site.

Enterprise's use of the proposal site is long-established following grant of planning permission in 2011 under reference F/TH/11/0542 and complies with Development Plan and NPPF policies considered most important to the determination of Enterprise's proposals here and significant and / or substantial weight should be given to these benefits in line with policy set out in the NPPF.

There are no technical reasons to withhold planning permission in this instance, including where the proposals have no potential to impact neighbouring uses in respect of their amenity including noise, light, outlook or privacy, as the proposed rental vehicle wash bay represents the relocation of an existing rental vehicle wash bay and remains at the rear of the site or in the same general location as the existing wash bay; and the proposed extensions will simply infill an existing side elevation of a building and neither will change the Site's existing and lawful operational use or provision.

I trust that the submission is understood and the submitted material is sufficient to facilitate the grant of planning permission without delay, however should you require any further information please do not hesitate to contact me.

Yours faithfully



**Emma Rawson – Senior Planner (BA, MSc, MRTPI)
For and on behalf of Planning Prospects Ltd**

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