

NMA PLANNING STATEMENT

INTRODUCTION

This Planning Statement has been prepared in support of a Non Material Amendment planning application to alter the layout currently approved under a previous Non Material Amendment planning application 23/00632/NMABAS relating to extant planning application 22/01163/FULL; within the area of land adjacent to, and adjoining, the forecourt of Laindon Service Station.

NON MATERIAL AMENDMENT SCOPE

Following consent for the scheme layout granted under the Non Material Amendment planning application 23/00632/NMABAS, a further analysis of the proposal to demolish part of the existing building as consented, has been carried out and evaluated. Resulting from this, it is established that the part of the building previously intended for demolition under the current variation consent will be impractical to be removed and therefore the need for the main part of the demolition is to be rescinded, with only the smaller front projecting portion now intended to be demolished.

Reducing the required extent of demolition of the office building will still allow for the proposed scheme facilities to still be carried out albeit with the minor amendments to the layout currently consented, as briefly described below.

As a result, the array of electric vehicle (EV) charging bays, have been retained in the present location as consented under Non Material Amendment planning application 23/00632/NMABAS, with principally only the jet wash bays being bought in front of the rear building with the associated equipment re-arranged and re-located to suit. The drawings to be referred too in relation to this Non Material Amendment planning application are: WPS-MFG-104-P-30; P-31; P-32; P-33 and P-34.

CONCLUSION

It is therefore reasonable to accept that this non material amendment to the scheme can still be considered as having no adverse impact on the amenity of the immediate adjacent commercial properties bearing in mind the activities taking place are commiserate with commercial operations.

In consideration of the above points, it is felt that a reasonable conclusion for this application is one of approval.