

<b>Woolwich &amp; Thamesmead Area Planning Committee:</b>  <b>26th January 2021</b>	<b>Agenda Item: 5 Reference No: 20/1850/F</b>
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**Applicant: Motor Fuel Group, 36-38 Upper Marlborough Road, St Albans**  
**Agent: Mr Graham Adcock, Adcock Associates, Elta House, Birmingham Road, Stratford-Upon-Avon.**

<b>Site Address:</b> 160-168 PLUMSTEAD COMMON ROAD, PLUMSTEAD, LONDON, SE18 2UL	<b>Ward:</b> Woolwich Common <b>Application Type:</b> Full Planning Permission
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## **ADDENDUM REPORT**

### **I Recommendation**

1.1 The Committee is requested to grant Full Planning Permission (Ref: 20/1850/F) as outlined below:

*'Installation of new hand car wash (Use Class Sui Generis) and Installation of a canopy screen and boundary fence.'*

Recommendation:

- i. To resolve to grant conditional temporary (one year) planning permission according to the conditions in appendix 2, to be detailed in the notice of determination; and
- ii. To Authorise the Assistant Director of Planning & Building Control to make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

### **2 Amended drawings**

2.1 The applicant has submitted a revised Operational Management Plan which consolidates information regarding measures to mitigate the impact of the development on neighbour amenity and the highway which was agreed with

officers via previous emails. As a result of the receipt of revision I of the Operational Management Plan the list of drawings within Appendix I and conditions 2 and 6 within Appendix 2 have been revised and are copied in below.

## 2.2 **Change to Appendix I of the main report**

### **Appendix I - Drawing numbers**

The following drawings and associated documentation has been submitted by the applicant in support of application reference **20/1850/F**:

Heritage Impact Assessment dated December 2019; Thames Water Consent to Discharge; PA01b rev B; PA02c rev C; PA03a rev A; PA04b rev C; PA05b rev B; PA06a rev A; PA07a rev A; **Operational Management Plan rev I**; Supplementary operational information (email) dated 20<sup>th</sup> October 2020; Supplementary operational information (email) dated 23<sup>rd</sup> October 2020; Supplementary operational information (email) dated 11<sup>th</sup> November 2020; Existing jet wash plant photograph; Responsible Car Wash Scheme email dated 7<sup>th</sup> December 2020.

## 2.2 **Changes to Conditions 2 and 6 within Appendix 2 of the main report:**

### **Condition 2**

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

Heritage Impact Assessment dated December 2019; Thames Water Consent to Discharge; PA01b rev B; PA02c rev C; PA03a rev A; PA04b rev C; PA05b rev B; PA06a rev A; PA07a rev A; **Jet Wash Management Plan rev I**; Supplementary operational information (email) dated 20<sup>th</sup> October 2020; Supplementary operational information (email) dated 23<sup>rd</sup> October 2020; Supplementary operational information (email) dated 11<sup>th</sup> November 2020; Existing jet wash plant photograph; Responsible Car Wash Scheme email dated 7<sup>th</sup> December 2020.

**Reason:** In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

### **Condition 6**

The development shall be fully implemented in accordance with the approved Operational Management Plan rev I unless prior written agreement is obtained from the Local Planning Authority.

#### **Reason:**

To preserve the amenity of neighbouring occupiers as well as the safe operation of the highway and service station, and to comply with Policies 6.10, 6.11, 7.14 and 7.15 of the London Plan (2016) and Policies E(a), IM4, IM(a) and IM(b) of the Royal Greenwich Core Strategy (2014).

### **3 Additional noise condition**

- 3.1 Condition 14 has been added which requires the applicant to submit details of the type, quantity, position within the site and noise of operation of all plant and mechanical equipment to be used during the approved hand car wash operation for approval by the local planning authority to ensure that the noise levels from the proposed plant is within acceptable levels and would not harm the amenity of the neighbouring occupiers. The wording of Condition 14 has been copied in below and is also included in Appendix 2 of this addendum report.

#### **Condition 14**

*Prior to the commencement of the development hereby approved, full details of the type, quantity, position within the site and noise of operation of all plant and mechanical equipment to be used during the approved hand car wash operation shall be submitted to and approved in writing by the local planning authority. The development shall be fully implemented in accordance with the approved details for the lifetime of the development.*

**Reason:** *To preserve the amenity of the neighbouring properties, and to comply with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with detailed policies (2014).*

- 4 All of the other conditions and informatives included within Appendix 2 of the original (main) committee report remains unchanged and in force.**

**Background Papers:**

National Planning Policy Framework (2019)

The London Plan (2016)

Housing SPG (2016)

Nationally Described Space Standards (2015)

Publication London Plan (December 2020) Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Responses from consultations

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