

Reference: 17/00923/FUL	Site: Yard E2 Stanhope Industrial Park Wharf Road Stanford Le Hope Essex SS17 0AL
Ward: Stanford Le Hope West	Proposal: Use of land for open storage, general industrial with ancillary office and provision of a workshop

Plan Number(s):		
Reference	Name	Received
11	Elevations	24th August 2017
2310/04/E	Site Layout	7th July 2017
2310/10/B	Location Plan	7th July 2017

The application is also accompanied by: <ul style="list-style-type: none"> - Drainage Statements - Transport Statements - Titan Data Sheet 	
Applicant: Mr Jonathan Hills	Validated: 24 August 2017 Date of expiry (Agreed extension of time): 23 March 2018
Recommendation: Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs T Piccolo and S Hebb with the agreement of Chair T Kelly in accordance with Part 3 (b) 2.1 (d)(i) of the Council's constitution.

1.0 DESCRIPTION OF PROPOSAL

1.1 The application proposes a primary open storage (B8) use with ancillary repair and maintenance facilities (B2) under a covered workshop comprising shipping containers with a canopy and administrative offices (B1).

2.0 SITE DESCRIPTION

- 2.1 The application site (1.235ha) is in the southeast corner of the wider Industrial Park site (14ha). It is irregularly shaped, with an access road to the north and drainage ditch to the south and east. The Industrial Park is located 1km southeast of Stanford-le-Hope.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
14/01082/DVOB	Vary 106 agreement entered in to pursuant to application 11/50332/TTGETL. to amend phasing plan and substitute fencing plan with associated alteration to text.	Approved
11/50342/TTGNMA	Non Material Amendments to Conditions 6, 9, 13, 14 and 24 attached to planning permission 04/00765/OUT to enable phasing of implementation of development.	Approved
11/50332/TTGETL	Extending the time limit for implementation	Approved
11/50331/TTGNMA	Non Material Amendments to the approved scheme (Condition 1 - Drainage and Condition 3 - Storage of refuse and recyclables)	Approved
09/50023/TTGREM	Reserved matters pursuant to outline consent 04/00765/OUT. Proposed development of 24,863 sq.m of B1(C), B2 and ancillary B1(A) & B8 floorspace, access and landscaping.	Approved
04/00765/OUT	Outline application for 28,095 square metres of B1(c), B2 and ancillary B1(a) and B8 uses, landscaping and access improvements.	Approved

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

- 4.2 This application has been advertised by way of individual neighbour notification letters, online planning register and public site notice which has been displayed

nearby.

One response has been received from London Gateway who request the council be satisfied there would be no impacts to the Stanford Wharf Nature Reserve through noise, lighting, drainage discharges, air quality or visual screening.

HIGHWAYS:

4.3 No Objections, subject to conditions

RSPB:

4.4 No objection subject to conditions.

LANDSCAPE AND ECOLOGY ADVISER:

4.5 No objection subject to conditions.

ENVIRONMENTAL HEALTH:

4.6 No objections subject to conditions.

ENVIRONMENT AGENCY:

4.7 No objection.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

5.1 The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:

1. Building a strong, competitive economy
4. Promoting sustainable transport

7. Requiring good design

Planning Practice Guidance

5.3 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Light pollution
- Noise
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in January 2015. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP2 (Sustainable Employment Growth)
- CSSP3 (Sustainable Infrastructure)

Thematic Policies:

- CSTP6 (Strategic Employment Provision)
- CSTP15 (Transport in Greater Thurrock)
- CSTP16 (National and Regional Transport Networks)³
- CSTP17 (Strategic Freight Movement and Access to Ports)
- CSTP22 (Thurrock Design)
- CSTP25 (Addressing Climate Change)²
- CSTP27 (Management and Reduction of Flood Risk)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)²
- PMD15 (Flood Risk Assessment)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

Focused Review of the LDF Core Strategy (2014)

- 5.5 This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

Draft Site Specific Allocations and Policies DPD

- 5.6 This Consultation Draft "Issues and Options" DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD 'Further Issues and Options' was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

- 5.7 The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes,

impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan

Thurrock Local Plan

- 5.8 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in early 2018.

6.0 ASSESSMENT

The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Layout
- III. Traffic Impact, Access and Car Parking
- IV. Impact on Residential Amenity
- V. Impact Upon Ecology and Biodiversity
- VI. Flood Risk and Site Drainage

I. PRINCIPLE OF THE DEVELOPMENT

- 6.1 The site forms part of a designated Secondary Employment Area in the Core Strategy and the use of the site for light industry and open storage has been established through the grant of outline planning permission and reserved matters approval (04/00765/OUT and 09/50023/TTGREM respectively). The principle of the development is considered to be sound and in compliance with policies CSSP2, OSDP1 and CSTP6. The development would result in the creation of 6 jobs which is welcomed.

II. DESIGN AND LAYOUT

- 6.2 The main difference between this application and the previous reserved matters approval for this site is that the proposal would reduce the built elements and increase the areas of open storage.

- 6.3 The proposed barrel roofed workshop but would measure approximately 6.2m in height which is lower than other approved buildings in the estate. It would also be sited away from the boundaries of the site. The office space would be provided within a temporary type building which would be of low profile. The design of the office building is not considered suitable for long term retention as it falls below the design quality expected by the Authority.
- 6.4 Subject to conditions, there would be no detrimental impact on visual amenity in accordance with policies PMD1, PMD2 and CSTP22.

III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.5 The application proposes 7 lorry and 14 car / van parking spaces to support the business. Access to the site would be taken from the existing spine road within the estate.
- 6.6 The use of the site as proposed would result in a lower number of vehicular movements than that anticipated by the original outline planning permission. In this respect, the proposal would have no greater impact on the highway system than the extant approval. It should be noted that no abnormal loads are proposed but this matter could be addressed by condition.
- 6.7 The Council's Highway Officer has raised no objections to the proposal. The proposal complies with policies CSSP3, CSTP15, CSTP16, CSTP17, PMD8, PMD9 and PMD10.

IV. IMPACT ON RESIDENTIAL AMENITY

- 6.8 The site is very remote from residential properties and, as such, the new buildings proposed would have no impact on local residents. The use is also sufficiently remote from residential properties that there would be no loss of amenity through noise, smells, dust or other nuisances.
- 6.9 It is recognised that there is long standing local concern in relation to the use of Wharf Road for commercial traffic. However, the means of access has already been established and there is no objection from the Council's Highway Officers as the proposal is considered to have a lesser impact than the extant permission.
- 6.10 In light of the above, the proposal is considered to have an acceptable impact on residential amenity in accordance with policy PMD1.

V. IMPACT UPON ECOLOGY AND BIODIVERSITY

- 6.11 The site has potential ecological benefit for reptiles and protected invertebrates. A survey is required which would then outline appropriate mitigation including relocation to an acceptable alternate site. This matter can be dealt with by condition imposed on any consent granted.

VI. FLOOD RISK AND SITE DRAINAGE

- 6.12 The site has previously been the subject of drainage statements as part of the larger site. It is considered that an effective SuDS scheme can be implemented on the site, but details of surfacing and how site drainage is to be achieved are

insufficient. This matter could be resolved by condition. The proposal therefore complies with policies CSTP25, CSTP27 and PMD15.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

7.1 The application proposes commercial uses which are compatible with the wider Stanhope Estate and the development would bring about additional employment in the Borough. The proposal would result in no greater impact on the local area than the extant permissions. Suitable planning condition could be introduced to protect local residents. The proposal complies with the NPPF and employment policies of the Core Strategy.

8.0 RECOMMENDATION

8.1 Approve, subject to the following conditions:

Standard Time

1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

REASON: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):

11	Elevations	24th August 2017
2310/04/E	Site Layout	7th July 2017
2310/10/B	Location Plan	7th July 2017

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Hours of work

3 No construction work in connection with the development shall take place on the site at any time on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730-1700 hours
 Saturday 0800-1300 hours

Unless such work -

- (a) is associated with an emergency; or
- (b) is carried out with the prior written approval of the Local Planning Authority;

REASON: In the interest of protecting residential amenity.

External Lighting

- 4 Prior to the first use of development hereby permitted details of any external lighting, including details of the spread and intensity of light together with the size, scale and design of any light fittings and supports, shall be submitted to, and agreed in writing by, the Local Planning Authority. Thereafter, external lighting shall only be provided in accordance with the agreed details or in accordance with any variation agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated within its immediate surroundings.

Drainage Strategy

- 5 No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a period for its implementation; and
- iii. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

REASON: In the interests of drainage and surface water management in accordance with the requirements of Policies PMD15 and CSTP27 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Foul and Surface Water Drainage

- 6 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme will include details of oil interceptors and other pollution prevention arrangements and shall be implemented as approved.

REASON: To prevent pollution of the surface water and ground water.

Construction Environmental Management Plan [CEMP]

- 7 No demolition or construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:
- (a) Hours and duration of any piling operations;
 - (b) Vehicle haul routing in connection with construction, remediation and engineering operations;
 - (c) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site (including long term management for the site once it has been developed out);
 - (d) Details of construction access;
 - (e) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
 - (f) Details of any temporary hardstandings;
 - (g) Details of temporary hoarding;
 - (h) Method for the control of noise with reference to BS5228 together with a monitoring regime;
 - (i) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime;
 - (j) Dust and air quality mitigation and monitoring, (including long term management for the site once it has been developed out);
 - (k) Water management including waste water and surface water discharge,
 - (l) Method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals;
 - (m) A Site Waste Management Plan;
 - (n) Ecology and environmental protection and mitigation;
 - (o) Community liaison including a method for handling and monitoring complaints, contact details for site managers;
 - (p) Details of security lighting layout and design.

Works on site shall only take place in accordance with the approved CEMP.

REASON: In order to minimise any adverse impacts arising from the construction of the development in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Ecological Survey

- 8 No development shall take place including any demolition or clearance works until a comprehensive ecological survey of the site has been undertaken to ascertain if any protected species are present. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority along with details of the provision and implementation of ecological mitigation to protect any protected species if found to be present. The development shall be carried out and completed in strict accordance with the approved mitigation scheme.

REASON: In order to ensure that the interests of ecology and biodiversity or protected species are addressed in accordance with policy PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Unforeseen Contamination

- 9 If, during development, contamination not previously identified is found to be present at the site then no further development [unless otherwise agreed in writing with the local planning authority] shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Such agreed measures shall be implemented and completed prior to the first occupation of any parts of the development.

REASON: To protect the water environment in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015] and in the interests of public health and safety.

Hours of vehicle movements

- 10 No lorries shall enter or leave the site outside the hours of 7am - 7pm Monday - Saturday and not at all on Sundays or Bank Holidays. A vehicle booking system shall be in operation at all times the site is operational. This system shall record details of the registration, origin, destination and operators of each vehicle entering and leaving the site and the time of such movements.

REASON: In the interests of residential amenity and to ensure that the proposed development is integrated within its immediate surroundings as required by Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Abnormal Loads

- 11 No abnormal loads are permitted as part of this permission. For the avoidance of doubt, an ALV is defined for these purposes as a vehicle which satisfies at least one of the following criteria:
- i. The gross weight of the vehicle carrying the load exceeds C&U limits up to 80,000 kg (78.74 tonnes)
 - ii. The width exceeds 3m (9' 10")
 - iii. The length exceeds 18.75m (61' 6")

REASON: In the interests of highway and pedestrian safety and the amenities of nearby residential occupiers as required by Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Number of Vehicle Movements per day

- 12 There shall be no more than 31 Heavy Goods Vehicles (HGV) vehicle movements to and from the site (in or out) in any one day.

REASON: In the interests of highway and pedestrian safety and the amenities of nearby residential occupiers as required by Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Height limit on external storage

- 13 No external storage of goods shall exceed 5m in height.

REASON: In the interests of the character and visual amenities of the area as required by Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

No racks or chattels

- 15 Notwithstanding the Town and Country Planning Act 1990, at no time shall any racks, portable structures or any other form of chattel be placed on the site without the prior written approval of the Local Planning Authority.

REASON: In the interests of the character and visual amenities of the area as required by Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Ancillary uses

- 14 The offices and other buildings shall be used for purposes in conjunction with and ancillary to the main use of the site only and shall not be occupied separately.

REASON: To determine the scope of this permission and to avoid the introduction of inappropriate separate uses on the site.

No Lorry Park Use

- 15 At no time whatsoever shall any part of the site be used as a lorry park or for any form of ad hoc lorry parking. Any LGVs or HGVs kept on site shall be solely in connection with the lawful buildings and uses on the site.

REASON: To prevent the formation of a lorry parking in the interests of visual amenity, neighbour amenity, the character and visual amenities of the area and highways safety in accordance with Policies PMD1, PMD2, PMD6, PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Details of Office Building (external materials)

- 16 Notwithstanding the information on the approved plans, details of the external materials to be used to clad the office building shall be submitted to and approved in writing by the local planning authority. These details shall be implemented within

2 years of this decision and the building shall be maintained in accordance with these details unless agreed in advance with the local planning authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Commencement of planning permission

17. Written notification of the date of commencement shall be sent to the Local Planning Authority within 7 days of such commencement.

REASON: To define the scope of the planning permission

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

