

Thurrock - An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future

Planning Committee

The meeting will be held at **6.00 pm** on **9 January 2020**

Council Chamber, Civic Offices, New Road, Grays, Essex, RM17 6SL

Membership:

Councillors Tom Kelly (Chair), Mike Fletcher (Vice-Chair), Gary Byrne, Colin Churchman, Angela Lawrence, David Potter, Gerard Rice, Sue Sammons and Sue Shinnick

Steve Taylor, Campaign to Protect Rural England Representative

Substitutes:

Councillors Abbie Akinbohun, Chris Baker, Daniel Chukwu, Garry Hague, Victoria Holloway and Susan Little

Agenda

Open to Public and Press

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1 Apologies for Absence	
2 Minutes	5 - 8
To approve as a correct record the minutes of the Planning Committee meeting held on 28 November 2019.	
3 Item of Urgent Business	
To receive additional items that the Chair is of the opinion should be considered as a matter of urgency, in accordance with Section 100B (4) (b) of the Local Government Act 1972.	
4 Declaration of Interests	
5 Declarations of receipt of correspondence and/or any	

meetings/discussions held relevant to determination of any planning application or enforcement action to be resolved at this meeting

6 Planning Appeals 9 - 18

7 Public Address to Planning Committee

The Planning Committee may allow objectors and applicants/planning agents, and also owners of premises subject to enforcement action, or their agents to address the Committee. The rules for the conduct for addressing the Committee can be found on Thurrock Council's website at <https://www.thurrock.gov.uk/democracy/constitution> Chapter 5, Part 3 (c).

8 18/00551/FUL Land Adjacent Curling Lane Helleborine and Meesons Lane, Grays, Essex 19 - 38

9 19/01331/FUL Windy Ridge, 251 Branksome Avenue, Stanford Le Hope, Essex, SS17 8DF 39 - 54

10 18/00313/REM Land Adjacent Church Hollow To Rear Of Hollow Cottages and North Of London Road, Purfleet 55 - 94

Queries regarding this Agenda or notification of apologies:

Please contact Wendy Le, Democratic Services Officer by sending an email to Direct.Democracy@thurrock.gov.uk

Agenda published on: **24 December 2019**

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

Breaching those parts identified as a pecuniary interest is potentially a criminal offence

Helpful Reminders for Members

- *Is your register of interests up to date?*
- *In particular have you declared to the Monitoring Officer all disclosable pecuniary interests?*
- *Have you checked the register to ensure that they have been recorded correctly?*

When should you declare an interest *at a meeting*?

- **What matters are being discussed at the meeting?** (including Council, Cabinet, Committees, Subs, Joint Committees and Joint Subs); or
- If you are a Cabinet Member making decisions other than in Cabinet **what matter is before you for single member decision?**



Does the business to be transacted at the meeting

- relate to; or
- likely to affect

any of your registered interests and in particular any of your Disclosable Pecuniary Interests?

Disclosable Pecuniary Interests shall include your interests or those of:

- your spouse or civil partner's
- a person you are living with as husband/ wife
- a person you are living with as if you were civil partners

where you are aware that this other person has the interest.

A detailed description of a disclosable pecuniary interest is included in the Members Code of Conduct at Chapter 7 of the Constitution. **Please seek advice from the Monitoring Officer about disclosable pecuniary interests.**

What is a Non-Pecuniary interest? – this is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest.

Pecuniary

If the interest is not already in the register you must (unless the interest has been agreed by the Monitoring Officer to be sensitive) disclose the existence and nature of the interest to the meeting

If the Interest is not entered in the register and is not the subject of a pending notification you must within 28 days notify the Monitoring Officer of the interest for inclusion in the register

Unless you have received dispensation upon previous application from the Monitoring Officer, you must:

- **Not participate or participate further in any discussion of the matter at a meeting;**
- **Not participate in any vote or further vote taken at the meeting; and**
- **leave the room while the item is being considered/voted upon**

If you are a Cabinet Member you may make arrangements for the matter to be dealt with by a third person but take no further steps

Non-pecuniary

Declare the nature and extent of your interest including enough detail to allow a member of the public to understand its nature



You may participate and vote in the usual way but you should seek advice on Predetermination and Bias from the Monitoring Officer.

Our Vision and Priorities for Thurrock

An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future.

1. **People** – a borough where people of all ages are proud to work and play, live and stay
 - High quality, consistent and accessible public services which are right first time
 - Build on our partnerships with statutory, community, voluntary and faith groups to work together to improve health and wellbeing
 - Communities are empowered to make choices and be safer and stronger together

2. **Place** – a heritage-rich borough which is ambitious for its future
 - Roads, houses and public spaces that connect people and places
 - Clean environments that everyone has reason to take pride in
 - Fewer public buildings with better services

3. **Prosperity** – a borough which enables everyone to achieve their aspirations
 - Attractive opportunities for businesses and investors to enhance the local economy
 - Vocational and academic education, skills and job opportunities for all
 - Commercial, entrepreneurial and connected public services

Minutes of the Meeting of the Planning Committee held on 28 November 2019 at 6.00 pm

Present: Councillors Mike Fletcher (Vice-Chair, in the Chair), Gary Byrne, Angela Lawrence, David Potter, Gerard Rice, Sue Sammons, Sue Shinnick and Garry Hague (substitute for Tom Kelly)

Apologies: Councillors Tom Kelly (Chair) and Colin Churchman

In attendance: Leigh Nicholson, Interim Assistant Director of Planning, Transport and Public Protection
Jonathan Keen, Interim Strategic Lead of Development Services
Bob Capstick, Locum Planning Lawyer
Nadia Houghton, Principal Planner
Steven Lines, Senior Highway Engineer
Sarah Williams, Service Manager, Education Specialist
Kenna-Victoria Healey, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting may be filmed and was being recorded, with the audio recording to be made available on the Council's website.

52. Minutes

The minutes of the Planning Committee held on 24 October 2019 was approved as a true and correct record.

The Chair of the Committee explain that there was only to be one item heard as Application 19/01310/TBC, Sigma Studies Ltd, had been withdrawn from the agenda.

53. Item of Urgent Business

There were no items of urgent business.

54. Declaration of Interests

There were no declarations of interest.

55. Declarations of receipt of correspondence and/or any meetings/discussions held relevant to determination of any planning application or enforcement action to be resolved at this meeting

There were no declarations of receipt of correspondence and/or any meetings/discussions relevant to any planning application to be resolved at the meeting.

56. Planning Appeals

The Strategic Lead for Development Services, presented the report which outlined the planning appeals performance.

The Committee was satisfied with the report.

Resolved:

That the Planning Committee noted the report.

57. 19/00470/FUL St Cleres School, Butts Lane, Stanford-Le-Hope, Essex, SS17 0NW

The Principal Planner introduced the report and in doing so, updated the plan reference list, in that reference 2000 P4 – Proposed Ground Floor Plan of the Sports hall (26 March 2019) was to be included and plan no. 104 Block Plan North West (26 March 2019) was to be removed. She continued to explain that reference P7 was to be added to the Proposed Site Plan reference 1140 (25 October 2019). It was confirmed that as a consequence Condition 2 would also require amendment to reflect the same plan reference changes.

Members heard how the application sought permission to provide new facilities at the school by way of a new 3 storey teaching block, which would provide new dining and kitchen areas, 4 new science labs and 6 classrooms. The proposal also sought to construct a new sports hall with 4 courts and changing facilities. It was commented that additional changes also related to external works to provide additional car parking, footpaths and outside dining areas and covered seating at the school.

It was remarked that the site was located within the Green Belt where there was a presumption against new development. Members were advised the proposal did not fall within any of the exceptions allowed for development within the Greenbelt and was therefore inappropriate in principle.

The Committee were further advised that in order to overcome the in principle objection and thereby harm to the Green Belt it was therefore up to the applicant to demonstrate that very special circumstances existed. The applicant had therefore put forward two arguments by way of very special circumstances, these were

1. The need for secondary provision locally.

2. The second reason put forward by the applicant related to the continued provision of good science and sports curriculum and community use.

Members heard how all other matters associated with the application relating to amenity impacts, highway impacts and landscape impacts were considered acceptable and fully complied with council policies.

It was queried by Councillor Hague as to whether the parking around the school during peak times had been looked at by the highways department. The Principal Planner confirm that the school had a silver rated travel plan in place. She continued to explain that the application would include an additional 30 parking spaces on the site. It was further confirmed that Highways officers had no objections to the application and there would not be any loss of parking on site.

Councillor Byrne commented that he was happy to support the application due the need of spaces the school clearly required.

Councillor Shinnick proposed the Officer's recommendation for approval and was seconded by Councillor Byrne. The Committee moved on to the vote.

For: (8) Councillors Mike Fletcher, Gary Byrne, Angela Lawrence, David Potter, Gerard Rice, Sue Sammons, Sue Shinnick and Garry Hague

Against: (0)

Abstained: (0)

Planning application 19/00470/FUL was approved planning permission, subject to conditions and referral following Officer's recommendations.

The meeting finished at 6.17 pm

Approved as a true and correct record

CHAIR

DATE

Any queries regarding these Minutes, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk

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9 January 2020		ITEM: 6
Planning Committee		
Planning Appeals		
Wards and communities affected: All	Key Decision: Not Applicable	
Report of: Jonathan Keen, Interim Strategic Lead of Development Services		
Accountable Assistant Director: Leigh Nicholson, Interim Assistant Director of Planning, Transportation and Public Protection.		
Accountable Director: Andy Millard, Director of Place		

Executive Summary

This report provides Members with information with regard to planning appeal performance.

1. Recommendation(s)

1.1 To note the report.

2. Introduction and Background

2.1 This report advises the Committee of the number of appeals that have been lodged and the number of decisions that have been received in respect of planning appeals, together with dates of forthcoming inquiries and hearings.

3. Appeals Lodged:

3.1 Application No: 19/00690/FUL

Location: Tyelands Farm House, South Hill, Langdon Hills

Proposal: Demolition of existing dwelling and other outbuildings along with the removal swimming pool, tennis courts and garaging to construct 2no. 4bed detached houses

3.2 Application No: 19/00671/HHA

Location: 5 Bristowe Drive, Orsett

- Proposal: Variation of condition to convert garage into utility room, front extensions and part first floor side extension
- 3.3 Application No: 19/00367/HHA**
- Location: Greystead, Parkers Farm Road, Orsett
- Proposal: Garage extension
- 3.4 Application No: 18/00324/AUNWKS**
- Location: Milo, South Avenue, Langdon Hills
- Proposal: Without the benefit of planning permission, the erection of a dwelling on the land (including excavation of a basement as part of the dwelling) and the erection of an outbuilding on the land.
- 3.5 Application No: 19/00896/FUL**
- Location: 2 Hall Lane, South Ockendon
- Proposal: Two storey detached dwelling with new vehicular access and associated hardstanding and landscaping
- 3.6 Application No: 19/01117/FUL**
- Location: 13 Crouch Road, Chadwell St Mary
- Proposal: Erection of 6 bedroom house of multiple occupation on land adjacent to 13 Crouch Road with associated hardstanding

4. Appeals Decisions:

The following appeal decisions have been received:

- 4.1 Application No: 19/00703/FUL**
- Location: Cladding UK Ltd, 12 London Road, Stanford Le Hope
- Proposal: Demolish rear garage block, and erect proposed two storey side extension, part single part two storey rear extension to form four self contained flats consisting of two 2 bed Units and two 1 bed units along with associated cycle and bin store, landscaping and car parking.
- Decision: Appeal Dismissed

- 4.1.1 The Inspector considered the main issues to be: whether satisfactory living conditions would be provided for the future occupiers of the development, with particular regard to privacy: and the effect of the development upon the surrounding highway system.
- 4.1.2 The proposed ground floor flat would have bedroom windows facing onto a communal garden area. The Inspector found the proposal would be likely to lead to overlooking of the bedroom areas of the property and there would be no measures that could secure the privacy of the occupiers without harming the amenities of the occupiers. Accordingly the proposal would fail to provide an adequate living environment for potential occupiers.
- 4.1.3 The application proposed a single car parking space and would provide for 4 dwellings; two with 2 bedrooms. The Inspector found that there was no method to restrict parking for the new properties proposed and that the development would likely to lead to on street parking to the detriment of highways safety.
- 4.1.4 Accordingly, the application was found to be contrary to Policies PMD1 and PMD8 of the Core Strategy and the appeal was dismissed.
- 4.1.5 The full appeal decision can be found online.

4.2 Application No: 19/00530/FUL

Location: Party Crown Direct Ltd, 61 Lampits Hill, Corringham

Proposal: Erection of a single storey bungalow to rear of No.61 with associated hardstanding and landscaping along with parking area to the front of No.61

Decision: Appeal Dismissed

- 4.2.1 The Inspector considered the main issues to be: the effect of the development on the character and appearance of the surrounding area; and whether suitable living conditions would be provided for the future occupiers of the site.
- 4.2.2 The proposed bungalow was considered to represent a confined form of development, out of character with the surrounding area, due to its backland location, which would erode the more prevalent form of development in the area.
- 4.2.3 The proposed dwelling would have a small garden that would fall below the required standards, would have windows in close proximity to the site boundaries which would overlook fencing and would be overlooked from nearby properties. The Inspector considered the proposal would result in unacceptable living conditions for future occupiers of the site.

4.2.4 Accordingly the proposals were found to be contrary to Policies PMD1, PMD2 and CSTP22 of the Core Strategy.

4.2.5 The full appeal decision can be found online.

4.3 Application No: 18/00984/FUL

Location: Land To North East Of St Cleres Hall, Stanford Road, Stanford Le Hope

Proposal: Erection of a terrace of 4no. residential dwellings with associated hardstanding and landscaping following demolition of existing buildings

Decision: Appeal Dismissed

4.3.1 The Inspector considered the main issues to be whether the proposal was inappropriate development in the Green Belt having regard to local and national policy, the effect of the proposal on the character and appearance of the area, the effect of the proposal on the setting of the Grade II* Listed Building St Clere's Hall and the planning and Green Belt balance.

4.3.2 In terms of the Green Belt the Inspector found that that the proposed development would have a greater effect on the openness of the Green Belt than the existing buildings on the red-line appeal site. As a result it did not fall within any of the exceptions to inappropriate development set out in paragraph 145g of the NPPF and the relevant part of Policy PMD6. Therefore the Inspector found that the development was inappropriate development in the Green Belt. They also found that the proposal would result in harm to openness by reason of encroachment into the countryside.

4.3.3 With regards to the impact upon the character of the area whilst the Inspector considered the removal of the two existing buildings and the landscaping of the area as intended would enhance the character and appearance of the area. It was considered that that benefit would be largely negated by the proposed development of the terrace and the car parking arrangements would introduce further harm such that the overall effect would be significantly harmful.

4.3.4 In relation to the adjacent Listed Building (St Clere's Hall) the Inspector found that further development proposed would not have an adverse effect on the setting of the listed building.

4.3.5 In terms of the planning balance, the Inspector concluded that the supply of housing would not be sufficient to overcome the failings of the scheme in Green Belt and design terms. As a result, the requirement for other considerations to clearly outweigh the harm was not met and the very special circumstances sufficient to allow inappropriate development in the Green Belt did not exist.

4.3.6 Accordingly the Inspector considered the proposal would represent inappropriate development in the Green Belt, with further harm to the character and appearance of the area, and no very special circumstances were shown to exist. The appeal was therefore dismissed.

4.3.7 The full appeal decision can be found online.

4.4 Application No: 19/00800/HHA

Location: Harbar, 8 Branksome Avenue, Stanford Le Hope

Proposal: First floor side extension and first floor rear extension with roof alterations

Decision: Appeal Allowed

4.4.1 The inspector considered the main issue to be the effect of the proposal on the character and appearance of the locality.

4.4.2 The Inspector noted that there was no great pattern of distances kept in from side boundaries, heights being graded, roof types or upper level spaciousness or consistency. Within its context, the proposed changes to the host property would go largely unnoticed within the wider street scene and would not appear aesthetically out of place. The Inspector also found the works related well to the existing property and would not be visually inappropriate alongside the neighbouring bungalow.

4.4.3 Accordingly, the development complied with the Core Strategy and the NPPF and the appeal was allowed subject to conditions.

4.4.4 The full appeal decision can be found online

4.5 Application No: 19/00961/HHA

Location: 29 Cullen Square, South Ockendon

Proposal: Retrospective application for outbuilding to be used as office and gym.

Decision: Appeal Allowed

4.5.1 The Inspector considered the main issues to be the effect of the proposal on living conditions for i) neighbours and ii) occupiers of the appeal property.

4.5.2 The Inspector concluded that the proposal would not have unacceptable adverse effects on living conditions for either the neighbours or the occupiers of the appeal property.

4.5.3 Accordingly, the development complied with the Core Strategy and the NPPF and the appeal was allowed subject to conditions.

4.5.4 The full appeal decision can be found online.

4.6 Application No: 19/00269/FUL

Location: 53 - 55 Third Avenue, Stanford Le Hope

Proposal: Nine dwellings with associated access road, hardstanding, landscaping and bike stores following the demolition of two existing detached bungalows

Decision: Appeal Dismissed

4.6.1 The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the area.

4.6.2 The Inspector considered that the positioning of the dwellings, near one another and the site boundaries, would appear as a cramped form of development. This would jar with the spacious garden areas of the immediately adjacent dwellings and the surrounding area resulting in significant harm to the identified distinctive character and appearance of this part of the Homesteads ward.

4.6.3 Therefore the proposal was found to be contrary to Policies PMD2, CSTP22 and CSTP23 of the CS which seek, amongst other things, to protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place. The appeal was therefore dismissed.

4.6.4 The full appeal decision can be found online.

4.7 Application No: 19/00671/HHA

Location: 5 Bristowe Drive, Orsett

Proposal: Variation of condition to convert garage into utility room, front extensions and part first floor side extension

Decision: Part allowed Part Dismissed

4.7.1 The main issues in this appeal were: the effect of the proposed extension on the character and appearance of the host property, the street scene and area, also the effect of the change of use of the garage upon the off street parking.

4.7.2 The Inspector considered that while there are design variations within the street scene, generally the houses are characterised by the main part of the houses having gable designed fronts, also that any two storey parts which are of a right angle to the main elements are generally set back. The proposed

extension would be flush with the front wall of the house and not set back, therefore the lack of setback would result in the reduction of the gap; a less varied building form; an awkward junction between new and old walls; the loss of the eaves detailing; and insufficient space to provide decorative detailing above the proposed first floor front window.

4.7.3 It was considered by the Inspector, that the proposal would have a harmful effect on the character and appearance of the host property and street scene and therefore it would be contrary to Policies PMD2 and CSTP22 of the Core Strategy and RAE.

4.7.4 In regards to the garage conversion the Inspector agreed with the Council's decision, which raised no objections to the conversion, and found no harmful effect upon off street parking.

4.7.5 Accordingly the appeal was part dismissed and part allowed subject to conditions

4.7.6 The full appeal decision can be found online.

4.8 Application No: 19/00521/HHA

Location: 181 Crammavill Street, Stifford Clays

Proposal: Single storey front extension

Decision: Appeal Allowed

4.8.1 The Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the dwellinghouse and wider area.

4.8.2 The Inspector found that the proposed extension would be about half the width of the front elevation. Although it would be larger than any other front extension within this terrace, it was not considered that it would not be particularly large within the context of the immediate area. It would be a subordinate addition to the property, and of sufficiently shallow depth so that it would not appear unduly prominent within the terrace or wider street scene.

4.8.3 Accordingly the proposal was found to have an acceptable effect on the character and appearance of the dwellinghouse and wider area. The proposal was therefore found to accord with the requirements of policies CSTP22 and PMD2 of the Core Strategy, the RAE and the requirements of the National Planning Policy Framework

4.8.4 The full appeal decision can be found online.

4.9 Application No: 19/00367/HHA

Location: Greystead, Parkers Farm Road, Orsett

Proposal: Single storey front extension

Decision: Appeal Dismissed

4.9.1 The main issues in this appeal were: whether the proposal constitutes inappropriate development within the Green Belt; and if the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

4.9.2 The Inspector stated that the proposal would result in inappropriate Development within the Green Belt, it would also cause harm to the openness of the Green Belt, albeit to a relatively limited degree. The Inspector also noted that the Framework requires that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Within this case the other considerations did not clearly outweigh the harm the scheme would cause. Consequently, very special circumstances do not exist, and the proposal would conflict with the Framework.

4.9.3 The Inspector then concluded that the proposal would have a harmful effect on the Green Belt. In conflicting with Policy PMD6 of the Core Strategy the proposal cannot comply with the development plan as a whole.

4.9.4 Accordingly the appeal was dismissed.

4.9.5 The full appeal decision can be found online.

5. APPEAL PERFORMANCE:

5.1 The following table shows appeal performance in relation to decisions on planning applications and enforcement appeals.

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	
Total No of Appeals	3	7	3	1	14	5	3	5	9				50
No Allowed	1	0	0	0	3	0	2	1	3				10
% Allowed	33.33%	0%	0%	0%	21.4%	0%	66.66%	20%	33.33%				20%

6. Consultation (including overview and scrutiny, if applicable)

N/A

7. Impact on corporate policies, priorities, performance and community impact

7.1 This report is for information only.

8. Implications

8.1 Financial

Implications verified by: **Laura Last**
Management Accountant

There are no direct financial implications to this report.

8.2 Legal

Implications verified by: **Tim Hallam**
Deputy Head of Law (Regeneration) and
Deputy Monitoring Officer

The Appeals lodged will either have to be dealt with by written representation procedure or (an informal) hearing or a local inquiry.

Most often, particularly following an inquiry, the parties involved will seek to recover from the other side their costs incurred in pursuing the appeal (known as 'an order as to costs' or 'award of costs').

8.3 Diversity and Equality

Implications verified by: **Natalie Smith**
Strategic Lead Community Development and
Equalities

There are no direct diversity implications to this report.

8.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

None.

9. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

All background documents including application forms, drawings and other supporting documentation can be viewed online:
www.thurrock.gov.uk/planning. The planning enforcement files are not public documents and should not be disclosed to the public.

10. Appendices to the report

None

Report author:

Jonathan Keen

Interim Strategic Lead – Development Services
Place

Agenda Item 8

Planning Committee: 09.01.2020	Application Reference: 18/00551/FUL
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Reference: 18/00551/FUL	Site: Land Adjacent Curling Lane Helleborine And Meesons Lane Grays Essex
Ward: Grays Riverside	Proposal: Construction of 8 no. two bedroom semi-detached dwellings with associated access, car parking and amenity areas.

Plan Number(s):		
Reference	Name	Received
002E	Floor Layout	3rd December 2018
003C	Site Layout	3rd December 2018
200D	Sections	3rd December 2018
201C	Sections	3rd December 2018
(No Nos.)	Location Plan	20th April 2018
003	Proposed Plans	20th April 2018
Meesons Lane DAS	Meesons Lane Design & Access Statement	23rd November 2018
001J	Site Layout	23rd November 2018
0001K	Parking Block Plan	31st October 2019

The application is also accompanied by: <ul style="list-style-type: none"> - Design and Access Statement (Nov 2018) - Structural Statement by JNP Group Consulting Engineers (18 December 2018) - Transport Statement by Milestone Transport Planning (March 2018) - Conceptual Drainage Strategy (ref. M42800 RP-C-1001) by JNP Group Consulting Engineers (February 2019) - Ecological Report (re. 183031) - A A Environmental Ltd (April 2018) - Tree survey, Arboricultural impact assessment and tree protection plan (ref. J13) by Robert Toll and Dr Martin Dobson (28 March 2018) - Borehole Soakaway Infiltration Testing by JNP Group Consulting Engineers (26 March 2019) 	
Applicant: (Mr Rehan Khodabuccus)	Validated: 18 April 2018

On behalf of: Zed Pods Ltd	Date of expiry: 13 January 2020 (Extension of Time agreed with Applicant)
Recommendation: Approve, subject to conditions.	

1.0 DESCRIPTION OF PROPOSAL

1.1 The key elements of the proposals are set out in the table below:

Site Area (Gross)	0.245 Ha						
Height							
Units (All)	Type (ALL)	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
	Houses		8				
	Flats						
	TOTAL		8				8
Affordable Units	Type (ALL)	1-bed	2-bed	3-bed	TOTAL		
	Houses						
	Flats						
	TOTAL				0		
Car parking	Flats: Houses: 17 spaces, including 1 disabled accessible space Total allocated: 1.5 to 2 spaces (Average of per unit) Total Visitor: 0.25 spaces (Average per unit) Total: 17 spaces						
Amenity Space	Minimum 33.7 sq.m Average 57.2 sq.m Maximum 91.8 sq.m						
Density	33 units per Ha for the whole site						

1.2 This application seeks permission for the development of the site for 8 x 2 bedroom dwellings comprising four semi-detached pairs, with car parking beneath. The dwellings would be built to reflect the contours of the land. To the western side of the site, where it adjoins Meesons Lane, the dwellings would appear as two storey and to the eastern side they would appear three storey.

1.3 Pedestrian access to the dwellings would be from above the car parking level and all vehicular access would be via Helleborine.

2.0 SITE DESCRIPTION

- 2.1 The site measures 0.25 Ha and is narrow and broadly rectangular in shape. It sits at the junction of Meesons Lane and Helleborine, with vehicular access from Helleborine only. Pedestrian and cycle access connections are available via the junction between Helleborine and Meesons Lane.
- 2.2 Ground levels slope steeply east to west from Meesons Lane towards Helleborine with the northernmost part of the site featuring the steepest gradient. The site comprises trees and vegetation principally along the western, northern and eastern boundaries with the remainder of the site grassed. Meesons Lane is situated to the immediate west of the application site with the recreation ground beyond. Helleborine borders to the immediate east. Residential properties on Helleborine are located to the immediate north and north east as is the Badgers Dene estate. The continuation of Meesons Lane and the recently developed Persimmon Homes site is situated to the south.
- 2.3 The site is located outside of a high risk flood zone.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None.

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
- 4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

At the time of writing the following have been received:

- a petition signed by 217 residents objecting to the proposal;
- Letters from the 3 Ward Councillors objecting to the proposals;
- A total of 93 letters have been received in objection to the application (24 of which are repeat objection letters from neighbours in response to revised plans) on the following grounds:
 - Access to Site
 - Additional Traffic
 - Loss of Wildlife and Green Space

- Loss of Amenity
- Materials to be used for the new dwellings would be unacceptable
- Out of Character
- Overlooking of properties
- Structural concerns relating to Meesons Lane

4.3 ANGLIAN WATER

No objection, subject to condition and informative.

4.4 EDUCATION

No education contribution is required

4.5 ENVIRONMENTAL HEALTH

No objection, subject to conditions.

4.6 FLOOD RISK ADVISOR

No objection, subject to conditions.

4.7 HIGHWAYS

No objection, subject to conditions.

4.8 HSE

No objection.

4.9 LANDSCAPE AND ECOLOGY ADVISOR

No objection, subject to conditions.

5.0 POLICY CONTEXT

National Planning Guidance

- 5.1 The NPPF was published on 27 March 2012 and amended on 24 July 2018 and again on 19 February 2019. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the Framework expresses a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

⁶ *The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.*

⁷ *This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.*

Paragraph 2 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 and that the Framework is a material consideration in planning decisions. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

1. Achieving sustainable development;
5. Delivering a sufficient supply of homes;
9. Promoting sustainable transport;
11. Making effective use of land;
12. Achieving well-designed places; and
14. Meeting the challenge of climate change, flooding and coastal change.

Planning Practice Guidance

5.2 In March 2014 the former 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 a number of subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Climate change;
- Design;
- Determining a planning application;
- Effective use of land;
- Flood risk and coastal change;

- Noise;
- Travel Plans, Transport Assessments and Statements; and
- Use of planning conditions

5.3 Local Planning Policy

Thurrock Local Development Framework

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011 and amended in 2015. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations)

Thematic Policies:

- CSTP1 (Strategic Housing Provision)
- CSTP2 (The Provision Of Affordable Housing)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)
- CSTP25 (Addressing Climate Change)
- CSTP26 (Renewable or Low-Carbon Energy Generation)
- CSTP27 (Management and Reduction of Flood Risk)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD7 (Biodiversity, Geological Conservation and Development)
- PMD8 (Parking Standards)
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation)
- PMD14 (Carbon Neutral Development)

Thurrock Local Plan

5.4 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. In December 2018 the Council consulted on an Issues and Options (Stage 2 Spatial Options and Sites) document.

Thurrock Design Strategy

5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

6.1 The material considerations for this application are as follows:

- I. Principle of the development
- II. Design and Layout
- III. Landscaping and Ecology
- IV. Amenity Space
- V. Traffic Impact, Access and Car Parking
- VI. Flood Risk and Drainage
- VII. Effect on Neighbouring Properties
- VIII. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The site is located in a residential area of Grays on the fringes of the Badgers Dene estate. The site currently forms an open area with landscaping on its boundaries with Meesons Lane. There are no in-principle land use objections to the proposals.

II. DESIGN AND LAYOUT

6.3 The dwellings would be regularly spaced facing east towards Helleborine, with vehicular access also from Helleborine. Access would comprise two points at the southern end of the site. Within the development a spine road would run north to south featuring a turning head at the northern end of the site.

6.4 It is recognised that this end of Helleborine is currently used as a drop-off by parents with children at the nearby Belmont Academy School. The scheme would provide an in-out access which would improve turning facilities at the end of Helleborine.

6.5 The proposal has been designed to work with the contours of the land with the built form over three levels featuring parking to the ground floor with the dwellings above. Pedestrian access would be via entrances on the first floor and all the properties would face Helleborine as their principal elevation.

- 6.6 The applicant refers to the proposals as “Maisonette Pods” which would be carbon-free units, built on top of a steel or concrete base. Placing the maisonettes on top of the platform would allow the floor level of the units be level with the back gardens which back onto Meesons Lane. This approach would help maintain the existing levels to form the back gardens, minimising the impact on Meesons Lane.
- 6.7 The proposed units would be designed with current modular building construction technology. The units would be constructed using a cement board cladding finish, with triple glazed windows and a PV solar panelled roof. The layout of the units would minimise any overshadowing of the electricity generating solar roofing panels, or overlooking of adjacent neighbouring gardens or windows. The proposals have been designed specifically to deliver a low/zero energy, zero carbon development
- 6.8 The Design & Access Statement and information accompanying the application provides a thorough understanding of the context of the site and the physical constraints influencing the opportunities for development of the site.
- 6.9 The proposed dwellings would have pitched roofs and windows of a traditional form. However, given the technology used to ensure the development would be sustainable and carbon-neutral, the external materials and form of the pairs would have a modern appearance. Given the mixed character of the area the proposed design is considered to be acceptable.
- 6.10 Letters have been received objecting to the development of the site on the grounds that the proposals would be out of character with surrounding residential development. The proposed layout would feature semi-detached dwellings reflecting the variety of semi-detached, detached and short terraced dwellings which make up the immediate character of housing locally.
- 6.11 It is acknowledged that the materials would be different, however, the proposals make an efficient use of land and the plans submitted show that the number of units can be accommodated on the site in an acceptable form. While it is recognised that the design of the properties would be different from the established properties in the immediate location, this is not considered to warrant a recommendation of refusal.
- 6.12 Accordingly the proposal is considered to satisfy the relevant criteria of Policies PMD1, PMD2 and CSTP22 of the Core Strategy.

III. LANDSCAPING AND ECOLOGY

- 6.13 The site does not form part of any area designated for nature conservation interest on either a statutory or non-statutory basis. An ecological survey has been provided which concludes that the site is generally of low ecological value. A follow up survey has found no evidence of badgers using the site.
- 6.14 The Council’s Landscape and Ecology Advisor agrees with the findings of the ecological surveys and has also found no evidence of current use by badgers. The Landscape and Ecology Advisor also agrees with the ecological surveys submitted that the existing trees do not contain features that would make them suitable for roosting bats. Features such as bird and bat boxes should be integrated into the new

buildings and an appropriate condition has been included. The Council is satisfied that the development would not adversely affect any protected species.

- 6.15 An Arboricultural Impact Assessment of the trees on and around the site has been provided which confirms that the belt of trees on the eastern side of the site would be retained, which is welcomed. The Landscape and Ecology Advisor has recommended that any changes in levels to facilitate the construction of the access road will need to consider the root protection area of the trees on Meesons Lane. The Landscape and Ecology Advisor has also recommended that a condition should be included seeking the replacement of an Elm hedge to the Meesons Lane side which should consist of a suitable 'instant hedge' comprising native species that will have ecological value and deliver immediate screening.
- 6.16 Subject to the conditions proposed, it is concluded that the impacts of the proposals on landscape, ecology and biodiversity interests are acceptable.

IV. AMENITY SPACE

- 6.17 Each of the dwellings would provide 79sqm of floor area, which would be considered an acceptable amount of internal space.
- 6.18 Each dwelling would have its own private amenity area backing on to Meesons Lane. Due to the nature of the site, the amount of private amenity space per dwelling would vary between the lowest at 33.7sqm to the greatest at 91.8sqm with the average of 57.2 sq.m per dwelling.
- 6.19 Council policy requires a private amenity space provision of 75 sq.m per dwelling (based on the size of the units) and some of the units would be below the 75sq.m. recommended minimum. However, the immediate context of the site should be considered and the location of the recreation ground opposite the site to the immediate west is relevant. It is not considered that a recommendation to refuse the application on the basis of a shortfall in private amenity space in this instance would be sustainable at appeal.

V. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.20 The proposed access arrangements, level of car parking provision and cycle storage proposed all comply with Council policy. The Council's Highways Officer raises no objection to the principle of the development on this site subject to conditions. Accordingly, subject to conditions, the proposal is considered to comply with Policies PMD8, PMD9, and PMD10.

VI. FLOOD RISK AND DRAINAGE

- 6.21 The site is not located in a high flood risk zone. The response from the Flood Risk Manager raises no objection subject to conditions relating to the Surface Water Drainage Strategy submitted.
- 6.22 Accordingly, subject to conditions, the proposal is considered to comply with Policies CSTP25 and CSTP27.

VII. EFFECT ON NEIGHBOURING PROPERTIES

- 6.23 The closest neighbouring dwellings to the proposed development are those located at the most southerly end of Helleborine at no's 1 to 5 and 15 to 26 (inclusive). Whilst the proposal could be viewed from these neighbouring properties, it is considered none of these neighbours would suffer from any significant loss of privacy, light or amenity as a result of the development due to the separation distance between principal windows and the orientation of the dwellings.
- 6.24 Accordingly, subject to conditions, the proposal is considered to comply with Policy PMD1.

VIII. OTHER MATTERS

- 6.25 Several neighbour letters have objected on the basis of concern regarding potential structural impact of the proposal upon Meesons Lane, which is an unadopted road. The applicant has carried out its own structural surveys and provided a further Structural Statement which demonstrates that there would be no adverse structural impacts upon Meesons Lane.
- 6.26 The Council's Environmental Health Officer has raised no objections subject to conditions relating to hours of construction, the control and suppression of dust during construction and that construction activities should be carried out using best practice with reference to BS 5228 (Control of noise from construction sites) to minimise the effect of construction on local residents.
- 6.27 Accordingly, subject to conditions, the proposal is considered to comply with Policy PMD1.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 This application seeks full planning permission for the residential development of the site. The site lies within a residential area and lies within the Badger Dene estate. Accordingly, the principle of the development is sound.
- 7.2 The proposed layout and all matters of detail would be acceptable to create a suitable modern development. Other matters such as surface water drainage, ecology and technical access details can be dealt with by appropriate conditions. The strong energy credentials of the scheme add further weight to the support for the scheme.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following planning conditions

Time Limit

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

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by 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):		
Reference	Name	Received
002E	Floor Layout	3rd December 2018
003C	Site Layout	3rd December 2018
200D	Sections	3rd December 2018
201C	Sections	3rd December 2018
(No Nos.)	Location Plan	20th April 2018
003	Proposed Plans	20th April 2018
Meesons Lane DAS	Meesons Lane Design and Access Statement	23rd November 2018
001J	Site Layout	23rd November 2018
0001K	Parking Block Plan	31st October 2019

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Materials

- 3 No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority. For the avoidance of doubt this should include grey window as shown on page 34 of the submitted Design & Access Statement.

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

Landscaping and Trees

- 4 No development above ground level shall take place until there has been submitted to and approved in writing by the local planning authority, a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development in accordance with an Arboricultural Method Statement and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall have regard to the biodiversity plan to be submitted for approval under condition 6, and shall be carried out in the first planting and seeding season following commencement of the development [or such other period as may be agreed in writing by the local planning authority] and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for landscaping as required by Policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Landscape Protection - Fencing

- 5 All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. Such fencing shall be erected prior to the commencement of any works on the site. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside this fencing; no changes in ground level may be made or underground services installed within the spread of any tree or shrub [including hedges] without the previous written consent of the local planning authority.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for tree & hedgerow retention/ landscaping as required by Policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Landscape protection – Hand dug excavations

- 6 Any excavations which are necessary within the canopy spread of the retained trees shall be undertaken by hand and no power tools or machinery shall be used unless otherwise agreed by the local planning authority. If any roots are exposed they should be covered with damp sacking which should remain in place until the roots are

permanently re-covered. All roots greater than 25 mm diameter should be retained and worked around. Care shall be taken to minimise damage to retained roots, including the bark around roots. Roots which are inadvertently damaged should be left without further disturbance. Roots in excess of 50 mm diameter shall not be severed without the prior written approval of the local planning authority.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for tree & hedgerow retention/ landscaping as required by Policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Biodiversity Management Plan

- 7 Prior to the commencement of development a 'Biodiversity Management Plan' shall be submitted to, and approved in writing by, the local planning authority. The Biodiversity Management Plan shall have regard to the recommendations and proposed mitigation strategy contained within the submitted Ecology Report (April 2018) by AA Environmental Limited accompanying the planning application, and shall include details of:

- I. any further survey work undertaken [including reptile and invertebrate surveys], the methodology, timing and findings of these surveys and how they have informed the measures outlined in the Biodiversity Management Plan;
- II. methodologies for translocation of protected species [where relevant];
- III. suitable receptor areas together with evidence produced by an ecologist that the receptor areas are capable of supporting the population displaced;
- IV. the methods for the protection of existing species in situ [where relevant];
- V. any seeding, planting and methods to promote habitat creation and establishment or habitat enhancement including bat and bird boxes;
- VI. general ecological mitigation applying to the timing/ program of construction works;
- VII. an assessment of the works required for management and who will undertake such works,

The Biodiversity Management Plan shall be implemented in accordance with the approved plan and timescale. Any translocation undertaken shall be verified in writing to the local planning authority by an independent qualified ecologist within 28 days of undertaking the translocation.

Reason: To ensure the proposed development makes satisfactory provision for conservation of the site's wildlife interest as required by Policy PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Access roads, streets, footways and cycleways provision

- 8 None of the dwellings hereby permitted shall be occupied until the access road(s), street(s), footway(s) and cycleway(s) serving that dwelling have been constructed to the satisfaction of the local planning authority, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Junction Sight Splay Details

- 9 Details of sight splays and speed reduction measures shall be provided at all proposed junctions and bends in the road such details shall be submitted to and approved to the satisfaction of the Local Planning Authority prior to commencement on site. Those sight lines thereafter maintained at all times so that no obstruction is present within such area above the level of the adjoining highway carriageway.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Vehicle parking and turning areas

- 10 The parking, garaging and turning areas for each respective dwelling shall be provided before they are occupied, and shall thereafter be retained for the purposes of parking/ turning, and in the approved form, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, efficiency and amenity and in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Vehicle access sight splays

- 11 Prior to any vehicle access serving the proposed dwellings being brought into use, clear to ground level sight splays of 1.5m x 1.5m from the back of footway shall be laid out either side of the proposed access within the site, and maintained in the approved form at all times, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Temporary Access

- 12 Prior to commencement on site, details shall be submitted to and approved by the Local Planning Authority showing the layout, dimensions and construction specification of any temporary access to the highway.

Reason: In the interests of highway safety/to safeguard the amenities of nearby residents.

CEMP

- 13 Prior to the commencement of demolition, remediation or development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not limited to, details of:

- (a) Hours and duration of works on site
- (b) Wheel washing and sheeting of vehicles transporting aggregates on to or off of the site
- (c) Details of construction access
- (d) Details of temporary hard standing
- (e) Details of temporary hoarding
- (f) Water management including waste water and surface water drainage
- (g) Road condition surveys before demolition and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CEMP
- (h) Details of method to control wind-blown dust

All works and development shall be carried out in accordance with the approved CEMP and the measures contained therein.

Reason: To ensure construction phase does not materially affect the free-flow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity.

Surface Water Drainage Scheme

14 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason: To ensure that a suitable surface water drainage strategy is agreed & implemented & flood risk interests are adequately managed in accordance with Policy CSTP27 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015]

Management of Off Site Flood Risk & Pollution – Construction Phase

15 No development shall commence until a scheme to minimise the risk to offsite flooding caused by surface water runoff and ground water during construction works, and prevent pollution, has been submitted to and approved in writing by the local planning authority. The scheme shall be subsequently implemented as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a suitable surface water drainage strategy is agreed & implemented for the construction phase & flood risk interests are adequately managed in accordance with Policy CSTP27 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Surface Water Drainage – Maintenance

16 No development shall commence until a Maintenance Plan detailing the maintenance arrangements for the site, including persons/bodies responsible for the respective elements of the surface water drainage system, including the maintenance activities and frequencies, has been submitted for approval in writing by the local planning authority. The applicant or any successor in title, should maintain yearly logs of maintenance carried out in accordance with any approved Maintenance Plan, which should be made available for inspection by the local planning authority upon its reasonable request.

Reason: To ensure that a suitable surface water drainage maintenance strategy is agreed & implemented & flood risk interests are adequately managed, in accordance with Policy CSTP27 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Flood Warning & Evacuation Plan

- 17 Prior to the occupation of any dwelling on the site, a Flood Warning and Evacuation Plan for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Plan shall be operational upon occupation of the first dwelling and shall be permanently maintained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of flood safety.

Garages for parking and Domestic Storage only

- 18 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 and Section 55 of the Town and Country Planning Act 1990, the garages hereby approved/permitted shall only be used for the parking of cars or incidental domestic storage purposes in connection with the residential use of the site and for no other purposes whatsoever. Garage spaces shall also be a minimum of 3 metres width by 7 metres length.

Reason: to ensure satisfactory off-street parking provision is maintained, in the interests of highway safety and visual amenities.

Bin stores

- 19 The bin and recycling stores as approved shall be provided prior to the first occupation of any of the residential units they serve and shall be constructed and permanently retained in the approved form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a suitable layout and design providing for appropriate waste management facilities is agreed, in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Permitted Development Restriction

- 20 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any subsequent re-enacting Order, no development

falling within Classes A, B, C, D, E or F of Part One of the Second Schedule of that Order shall be carried out on the site.

Reason: Given the sustainable design of the buildings, in the interests of neighbour amenity and the character and appearance of the locality in accordance with Policies PMD1, PMD2 and CSTP22 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Energy Efficiency

21 Renewable Energy

Prior to the commencement of development, details of measures to demonstrate how the development generates its energy needs through the use of decentralised, renewable or low carbon technologies shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented and operational upon the first use or occupation of the buildings hereby permitted and shall thereafter be retained in the agreed form unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informatives:

Positive and Proactive Statement

1. The Local Planning Authority has acted positively and proactively in determining this application and as a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Any Works within the Highway

2. Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works to apply for a Section 278 Agreement.

Chief Highways Engineer,
Highways Department,
Thurrock Council,
Civic Offices,
New Road,
Grays Thurrock,
Essex. RM17 6SL

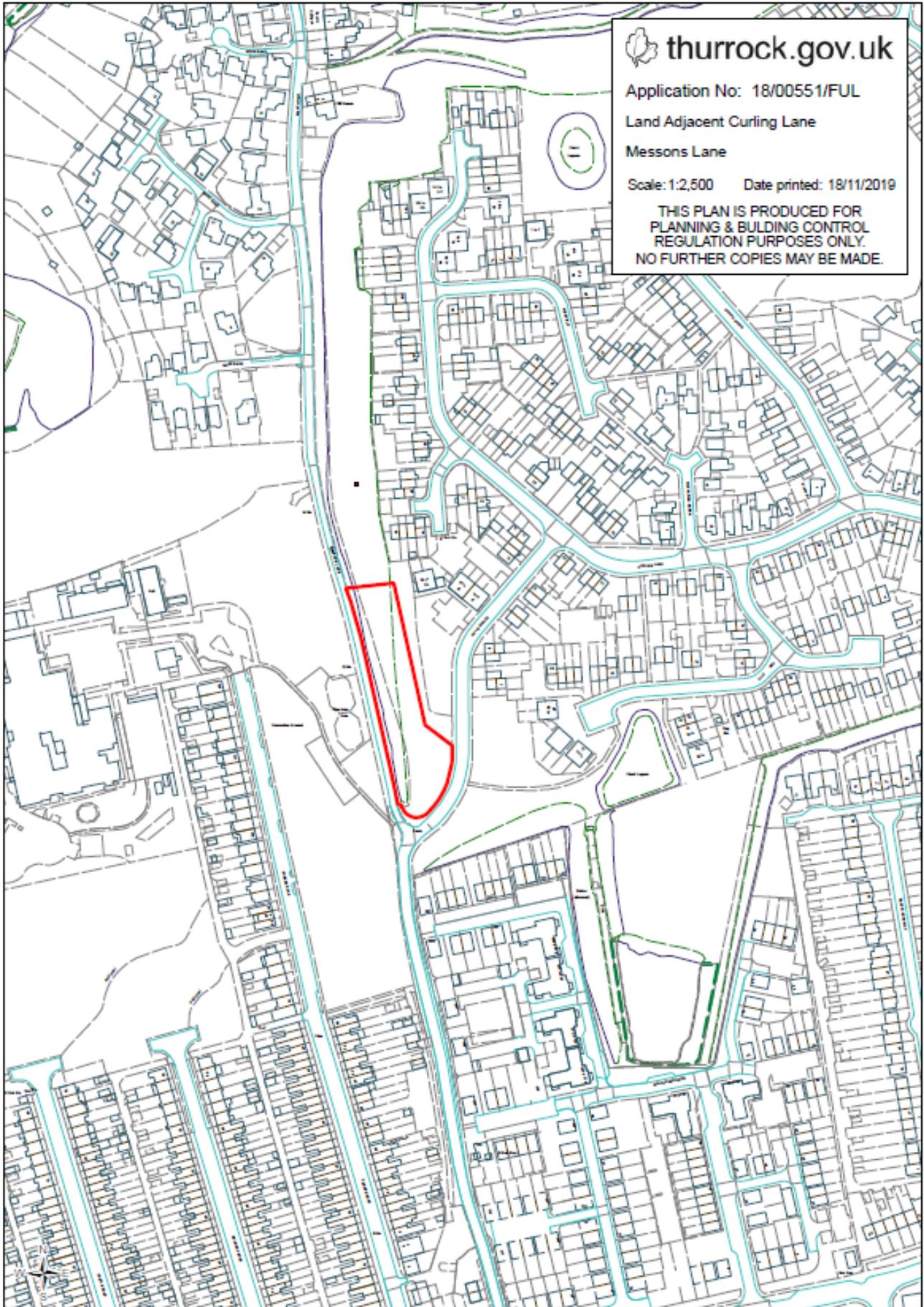
Anglian Water Assets

3. The applicant is advised that Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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



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Reference: 19/01331/FUL	Site: Windy Ridge 251 Branksome Avenue Stanford Le Hope Essex SS17 8DF
Ward: The Homesteads	Proposal: Demolition of existing outbuildings and erection of 8no. dwellings including amenity space, vehicular parking/access roads, garages and landscaping; access to new properties from to Struan Avenue and Aldria Road.

Plan Number(s):		
Reference	Name	Received
3930_PL14	Existing Floor Plans	4th September 2019
3930_PL15	Existing Elevations	4th September 2019
3930_PL16	Existing Site Layout	4th September 2019
3930_PL10A	Elevations and Street Scene	12th December 2019
3930-PL12B	Elevations	27th September 2019
3930-PL13B	Site Layout/Block Plan	12th December 2019
3930_L01A	Location Plan	27th September 2019
3930_PL08B	Proposed Floor Plans (Plots 5 & 6 Type D)	8th October 2019
3930_PL04B	Proposed Floor Plans (Plots 7 & 8 Types B & D)	8th October 2019
3930_PL05C	Proposed Elevations (Plots 7 & 8 Types B & D)	8th October 2019
3930_PL09B	Proposed Elevations (Plots 5 & 6 Type D)	8th October 2019
3930-PL17A	Proposed Garage for No. 8	8th October 2019
3930_PL18	Elevations (street scene)	19th November 2019
3930_PL01F	Proposed Site Layout	12th December 2019
3930_PL06B	Proposed Floor Plans (Plots 1,2 3 & 4 Type C)	19th November 2019
3930_PL07B	Proposed Elevations (Plots 1,2, 3 &4 Type C)	19th November 2019

The application is also accompanied by: <ul style="list-style-type: none"> • Design & Access Statement • Air Quality Screening Assessment, 24 June 2019 (ref 15051AQ/T01/RJNT) • Arboricultural Impact Assessment, 11th May 2019 (ref TPSarb9920419)
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- Bat Survey Report, July 2019 (ref 6777/J001179)
- Ecology Walk-Over Survey, April 2019 (ref 6777/HAUD)
- Noise & Vibration Impact Assessment (ref MM1027/19098/First Issue)
- Highways Note, May 2019 (ref WIE15838)
- Flood Risk Assessment, November 2019 (ref 2396/RE/10-19/01)

Applicant: Margaret Carvery

Validated: 08.10.2019

Date of expiry: 14 January 2020
(Extension of time agreed with Applicant)

Recommendation: Refusal

This planning application is scheduled for determination by the Council’s Planning Committee because it has been called in by Councillors Halden, Massey and by the Chair of Planning, Cllr Kelly, to consider the matter of infill development (in accordance with Part 3 (b) Section 2 2.1 (a) of the Council’s constitution).

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission to develop the rear garden area at the bungalow ‘Windy Ridge’ at no.251 Branksome Avenue and construct 8 semi-detached dwellings. Four of these dwellings would front directly on to Aldria Road and the remaining four dwellings proposed would form part of an extension to Struan Avenue. All dwellings would be two storeys in height. The dwellings would comprise 3 x three bedroom and 5 x four bedroom properties.

1.2 The table below summarises some of the main points of detail contained within the development proposal:

Site Area (Gross)	0.25 ha							
Height	All Two Storey							
Units (All)	Type (ALL)	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL	
	Houses	-	-	3	5	-	8	
Affordable Units	No on site affordable housing requirement							
Car parking	Houses: Total allocated: 2-3 spaces allocated (including garage) Total Visitor: 2 Total: 21							

Amenity Space	Minimum 101 sq.m Average 129 sq.m Maximum 162 sq.m
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2.0 SITE DESCRIPTION

2.1 The application site forms part of the rear garden of the corner plot bungalow, Windy Ridge, at 251 Branksome Avenue. This broadly rectangular-shaped site fronts both Aldria Road and Struan Avenue. The application site is within the Homesteads Ward in Stanford le Hope and there is residential development surrounding the site and the London to Southend railway line lies to the immediate northwest of the site.

3.0 RELEVANT PLANNING HISTORY

Application Ref.	Description of Proposal	Decision
71/00469/FUL	Extension	Approved
50/00235/FUL	Bungalow	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

4.2 PUBLICITY:

This application has been advertised by way of a site notice and individual neighbour notification letters. There have been three letters of objection. The objections raised are summarised as follows:

- Concern with the flow of construction traffic and disruption;
- Increased number of vehicles once development is complete;
- Increased traffic pressures;
- Refuse and fire trucks may have issues with access;
- Struan Avenue and Aldria Road already have inadequate parking;
- Excessive number of properties proposed;
- Not clear what is proposed for the host property at no. 251 Branksome Avenue;

- Large scale developments such as these are disruptive and a moratorium should be imposed before further development is approved at the site.

AIR QUALITY OFFICER:

- 4.3 No objection.

ARCHAEOLOGY ADVISOR:

- 4.4 No objection, subject to conditions.

CADENT GAS:

- 4.5 No objection, subject to an Asset Protection Agreement.

ENVIRONMENTAL HEALTH:

- 4.6 No objection, subject to conditions.

FLOOD RISK MANAGER:

- 4.7 No objection subject to conditions.

HEALTH AND SAFETY EXECUTIVE:

- 4.8 Do not advise against.

HIGHWAYS:

- 4.9 Further information required.

LANDSCAPE AND ECOLOGY ADVISOR:

- 4.10 No objection, subject to RAMS mitigation.

NETWORK RAIL:

- 4.11 No objection, subject to an Asset Protection Agreement.

5.0 POLICY CONTEXT

- 5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 19th February 2019. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF 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. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

5. Delivering a sufficient supply of homes
11. Making effective use of land;
12. Achieving well-designed places;
15. Conserving and enhancing the natural environment;

5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Air quality
- Design
- Determining a planning application
- Effective use of land
- Housing supply and delivery
- Use of planning conditions

5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in 2015. The following Core Strategy policies in particular apply to the proposals:

Overarching Sustainable Development Policy:

- OSDP1: (Promotion of Sustainable Growth and Regeneration in Thurrock).

Spatial Policies:

- CSSP1: Sustainable Housing and Locations

- CSSP3: Sustainable Infrastructure

Thematic Policies:

- CSTP1: Strategic Housing Provision
- CSTP19: Biodiversity
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness

Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans
- PMD15: Flood Risk Assessment
- PMD16: Developer Contributions

5.4 Thurrock Local Plan

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. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new/development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 **ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Principle of the development

- II. Design, Layout and Impact upon the Area
- III. Effect on Neighbouring Properties
- IV. Living Standards and Private Amenity Space
- V. Traffic Impact, Access and Car Parking
- VI. Landscape and Visual Impacts
- VII. Flood Risk and Drainage
- VIII. Environmental Health, Air Quality and Noise

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The application site is within a residential area within The Homesteads which is identified as a Residential Precinct. Policy CSTP23 seeks to protect residential precincts such as The Homesteads where the original spacious pattern of development has been eroded by significant infilling and backland development.
- 6.3 Policy H11 of the Thurrock Borough Local Plan 1997 is not a saved policy but provides a good background to the situation – that the Homesteads ward was the subject of rapid house building in the 1960-1980s, which dramatically altered the character of the area. Specifically, the Homesteads ward has suffered with extensive infilling and subdivision of large private gardens.
- 6.4 This same policy then refers to Annexe A9 which is saved and is relevant as it links to Core Strategy Policy CSTP23. The Annexe restricts development which would harm the character of The Homesteads. This Annexe recognised the importance of retaining the original character of The Homesteads against further infilling and backland development. However, the Annexe also identifies a limited number of sites where development is acceptable.
- 6.5 The application site is identified in Annexe 9 as one where development in principle would be acceptable. Therefore, the principle of development is considered acceptable on this site, subject to compliance with relevant development management policies.

II. DESIGN, LAYOUT AND IMPACT UPON THE AREA

- 6.6 Paragraph 127 of the NPPF states that planning decisions should ensure that developments a) will function well and add to the overall quality of the area, not just for the short term but the lifetime of the development; are b) visually attractive as a result of good architecture, layout and appropriate and effective landscaping and c) are sympathetic to local character and history.

- 6.7 Policy CSTP22 of the Core Strategy states that development proposals must demonstrate high quality design founded on a thorough understanding of, positive response to, the local context.
- 6.8 Policy CSTP23 of the Core Strategy indicates the Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place
- 6.9 Policy PMD2 of the Core Strategy requires all design proposals to respond to the sensitivity of the site and its surrounding, to optimise the potential of the site to accommodate development, to fully investigate the magnitude of change that would result from the proposals, and mitigate against negative impacts.
- 6.10 The proposed layout is naturally informed by the shape of the site and the orientation of the surrounding highway network. The primary concerns relating to the proposals emanate from the siting, mass and number of the dwellings proposed within the proposal and the resulting impact of this upon the character of the area and upon surrounding properties.
- 6.11 The application seeks to erect eight new residential properties to the rear of the host property at no. 251 Branksome Avenue. Plots 1 – 4 would front Aldria Road directly opposite the property at ‘Sherwood’. Plots 5 – 8 would be sited so as to continue the notional building lines with the existing residential pattern of development along Struan Avenue. Plot 8 is designed slightly different from the other properties along Struan Avenue and would have a detached garage along the western boundary.
- 6.12 The house type on plots 5-7 and would have a gabled roof form and would have a side addition which is setback and reduced in height compared to the main dwelling. Overall, the design, scale and massing of these three plots would be similar to the neighbouring properties along the eastern boundary. Plot 8 would have a hipped roof form but would be located in the western corner of the application site and would be the plot which would be most set back from the highway and public realm.
- 6.13 Plots 1-4, would appear the most visually prominent of all the plots proposed as these semi-detached dwellings would front Aldria Road and would be visible from Branksome Avenue and when approaching from Struan Avenue. It is therefore imperative that the detailed design, mass and scale of these four properties is carefully considered so as to not appear out of character or incongruous with the local context of the street scene.
- 6.14 The dwelling on the site as existing, Windy Ridge, is a modest bungalow with an eaves height of 3.1m. The proposal would result in Windy Ridge having a new rear garden depth of only 5.1m which is significantly less than the Council’s policy

expectations of 12m minimum depth. The agent was advised of concerns regarding the over dominant and overbearing impact to Windy Ridge; revised plans have been submitted on order to try to redress the impact of the significantly shortened rear garden depth and lack of space and separation between the main bungalow and the proposed development.

- 6.15 However, the two storey property at Plot 1 would have an eaves height of 4.5m and pitch roof height of 7.75m. The distance from the rear wall of Windy Ridge to the flank wall of Plot 1 would be 5.9m. The development would result in Windy Ridge having a significantly reduced private amenity space with a garden depth of 5.1m from the rear wall of the host property to the boundary that would be shared with Plot 1. Given the short garden depth to be retained by Windy Ridge it is considered that the dwelling type at Plot 1 would be harmful to the amenities of the occupiers of Windy Ridge by virtue of the proposed dwelling's height at nearly 8 metres, which would represent an overbearing mass and form of development abutting the north western boundary of Windy Ridge.
- 6.16 Additionally, there are concerns regarding the siting, mass and scale of Plots 1 to 4. As previously highlighted, Plots 1 to 4 would be two storey semi-detached dwellings which would be situated at the closest point 5.9m away from the flank of Plot 1; the mass, height and scale of these four dwellings would appear at odds with the appearance of the scale and height of the dwelling at Windy Ridge. Whilst some of the detailed design cues for the proposals have been taken from the surrounding residential development the overall mass, height and scale of this aspect of the development of Plots 1 to 4 would appear jarring against the appearance and design of Windy Ridge. The incongruity of Plots 1 to 4 in relation to Windy Ridge would be exacerbated by the flank wall of Plot 1, which would be highly visible from Branksome Avenue as the development would be separated by the single storey Windy Ridge and the resulting proposal would appear as a high, blank and inactive façade to the detriment of the appearance of the street scene in Aldria Road and character of the area.
- 6.17 The proposed layout would provide an acceptable amount of private amenity area for the proposed dwellings and overlooking distances between the private side of dwellings and the private side of neighbours would be acceptable. Notwithstanding, the level of private amenity space provision and overlooking distances, the above assessment indicates that as a result of the layout and quantum of development the proposal constitutes overdevelopment of the site. This is indicated by the overbearing impact, unusually close distance to and the forward building line of Plot 1 to Windy Ridge and the lack of adequate refuse storage provision and access arrangements, cycle storage and off street parking provision within the site.

- 6.18 On this basis, the proposal fails to demonstrate high quality design founded on a thorough understanding of, and a positive response to, the local context. Plots 1-4 would be at odds with the properties within the immediate locality and would fail to respond to the sensitivity of the site or positively contribute to the character of the area. The proposal would also be harmful to the neighbouring amenity of Windy Ridge. The proposal would therefore be contrary to Policies CSTP22, CSTP23, PMD1 and PMD2 of the Core Strategy and the NPPF.

III. EFFECT ON NEIGHBOURING PROPERTIES

- 6.19 The proposal would provide adequate minimum overlooking distances between private to private side windows complying with Council policy. Plots 5 – 8 would be positioned parallel to the flank wall of the property at Naticina, on Struan Avenue; this neighbouring property has no main living area windows to the flank wall and it is considered there would be limited impact in terms of overlooking, overshadowing or loss of privacy to the neighbouring property.
- 6.20 The flank wall of Plot 8 would be approximately 11 metres from the nearest properties to the western boundary along Willowhill. The properties to the western boundary are two storey and Plot 8, would also be a two storey property with no flank windows proposed. There would be limited overbearing or overlooking impact resulting from plot 8 to the neighbouring sites along the western boundary.

IV. PRIVATE AMENITY SPACE

- 6.21 The proposed garden sizes and depths would be similar to the existing dwellings to the eastern boundary and it is considered the private amenity spaces are consistent with the existing pattern of development and that they would be acceptable.
- 6.22 Notwithstanding this, Windy Ridge would be left with a garden depth of 5.1m with a two storey dwelling 5.9m away from its main rear wall. The quality of the private amenity space retained by Windy Ridge would be questionable and it is likely that this private garden space would be overshadowed by Plot 1 and is a further indicator the site would be overdeveloped. The proposal is considered contrary to PMD1 and PMD2 of the Core Strategy.

V. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.23 Windy Ridge, which fronts Branksome Avenue, would remain at the site with its own vehicle access and parking provision. There are no highway objections regarding parking access or provision at Windy Ridge.
- 6.24 The proposal would entail the creation of new vehicle accesses for the new dwellings via Aldria Road. The proposal also seeks to extend Struan Avenue and Aldria Road to accommodate Plots 5-8 and provide associated vehicle access to each plot and

the garage for Plot 8. The Council's Highways Officer has advised that should the extended road be offered up for adoption, further details would require relating to permeable surfacing and lighting details. If the application were to be recommended for approval, an appropriate planning condition would be added to secure the details should the road be offered up for adoption.

- 6.25 Turning to the provision of parking for the proposals, the three bedroom properties would each be provided with two parking spaces which would comply with Policy PMD8. The four bedroom properties would be provided three parking spaces however, the third space would be accessed at an angle and would therefore be awkward to use in reality. As a consequence, the Highways Officer has commented that there would be inadequate off street parking provision within the proposal and the occupiers of the four bedroom dwellings would park on the highway. Additionally, the two visitor spaces proposed on the new access road are not considered acceptable by the Highways Officer as they would, as a result of the inadequate parking provision made for the four bedroom dwellings, be highly likely to be used for parking provision for these four bedroom properties and not be available for visitors.
- 6.26 In light of the above, the level of off-street parking provision would be inadequate for the development proposed and would be likely to result in additional parking on the highway which would be to the detriment of the free flow and movement of traffic in the locality and pedestrian and highway safety. The proposal would consequently be considered to be contrary to Council Policies PMD2 and PMD8.

VI. LANDSCAPE AND VISUAL IMPACTS

- 6.27 The site includes several trees and a hedge to the northern boundary which would be retained. Based upon the information provided, the Council's Landscape and Ecology Advisor confirms that the development could be completed without adversely affecting the trees and hedge on site, subject to appropriate protection measures undertaken during construction. The Council's Landscape and Ecology Advisor therefore has no objection to the scheme subject to conditions.
- 6.28 The site is within the Essex Coast RAMS zone of influence and therefore it would be necessary for the LPA to secure a contribution towards mitigation of the effects of recreational disturbance on Thames Estuary and Marshes SPA. In the event that the application were being recommended favourably such a contribution could be secured via an appropriate legal agreement.

VII. FLOOD RISK AND DRAINAGE

6.29 A Flood Risk Assessment and Surface Water Drainage/Strategy has been submitted with the application. The Council's Flood Risk Manager has raised no objection to the development, subject to a number of conditions relating to a surface water drainage scheme, maintains plans/arrangements and yearly logs of the maintenance plans, were permission to be granted.

VIII. ENVIRONMENTAL HEALTH, AIR QUALITY AND NOISE

6.30 The Council's Environmental Health Officer advises that due to the proximity of the site to adjacent properties a condition should be added to restrict the hours of working and the submission of a Construction Environmental Management Plan (CEMP).

6.31 Plots 5-8 would have habitable rooms facing the railway line to the rear of the application site and as such, a Noise Survey has been submitted with the application. The Environmental Health Officer agrees that suitable glazing and vent treatments for the houses nearest the railway and a two metre noise barrier should be provided. Should the application be recommended for approval, a suitable condition would be added to ensure specific details are submitted to the Council to approve such details glazing / vent details of plots 5-8.

6.32 An Air Quality Assessment report was also submitted with the current application. The Air Quality Officer has no concern with the operational impact of the development in terms of air quality. No further concerns was raised in terms of air quality.

7.0 CONCLUSION

7.1 The development is acceptable in principle however the proposal would result in a particularly reduced rear garden depth for Windy Ridge and the siting of Plot 1 would result in an overbearing impact detrimental to the amenities of the occupiers of Windy Ridge. The siting, layout, mass, height and scale of Plots 1 to 4 would also appear highly prominent from Aldria Road and appear out of character and incongruous to the immediate locality and street scene.

7.2 There are further concerns regarding the provision of cycle storage and refuse storage and access which would amount to the overdevelopment of the site and the proposal would provide an inadequate number and access to off street parking for the development and would be likely to result in further on street parking on the highway to the detriment of highway safety. The proposal is therefore contrary to Policies CSTP22, CSTP23, PMD1, PMD2 and PMD8 of the Core Strategy.

8.0 RECOMMENDATION

8.1 The application is recommended for Refusal, for the following reasons:

1. The proposed development would, by virtue of the significantly reduced rear private garden area depth for Windy Ridge in relation to the siting, height and mass of Plot 1, be likely to result in an unacceptable overbearing impact upon the occupiers of Windy Ridge detrimental to their amenities. The proposal would consequently be contrary to Policy PMD1 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2019.
2. The proposed development would, by virtue of the siting, mass, detailed design, height, layout and scale of Plots 1 to 4, be likely to result in an incongruous development which would appear at odds with the appearance of Windy Ridge and be likely to be harmful to the character of the area and appearance of the street scene. The proposal would consequently be contrary to Policies CSTP22, CSTP23 and PMD2 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2019.
3. The proposed development would, by virtue of the unusually close distance to and the forward building line of Plot 1 to Windy Ridge, the layout, siting, mass, and height of Plots 1 to 4, the lack of adequate refuse storage provision and refuse access arrangements, cycle storage and off street parking provision within the site, amount to the overdevelopment of the site which would be harmful to the character and appearance of the immediate locality. The proposal would consequently be contrary to Policies CSTP22, CSTP23, PMD2 and PMD8 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2019.
4. The proposed development would, by virtue of the awkward access to off-street parking spaces for the four bedroom dwellings, result in an inadequate provision of off-street parking and be likely to result in the on-street parking of cars on the highway to the detriment of the freeflow and safe movement of traffic and pedestrian and highway safety. The proposal would consequently be contrary to Policies PMD2 and PMD8 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015) and the National Planning Policy Framework 2019

Informatives

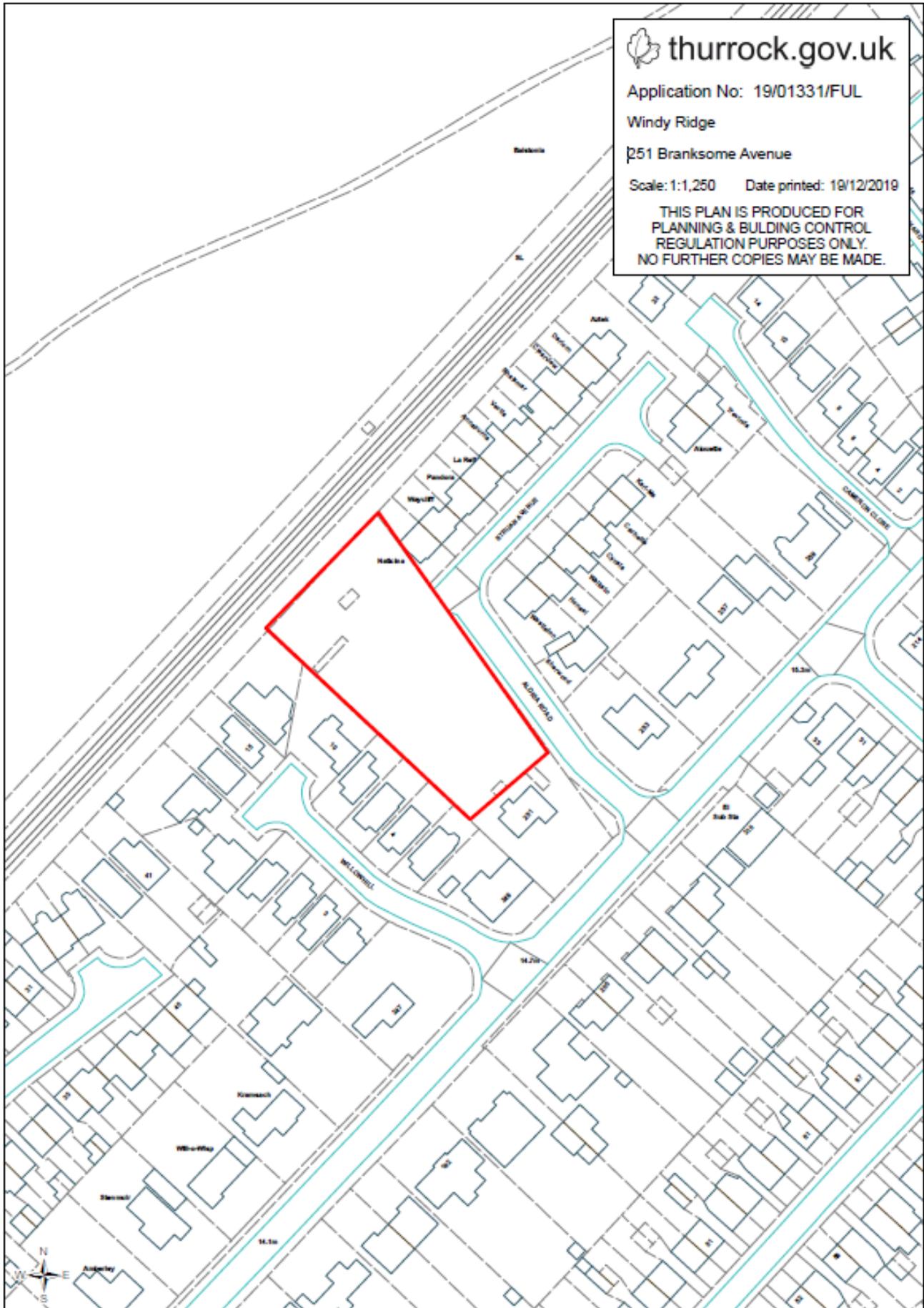
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant/Agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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



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Reference: 18/00313/REM	Site: Land adjacent Church Hollow, to rear of Hollow Cottages and north of London Road, Purfleet
Ward: West Thurrock and South Stifford	Proposal: Application for approval of reserved matters (layout, scale, appearance and landscaping) for Zone 1A of the outline proposals for the development of 2,850 dwelling houses and associated uses on land at Purfleet, bounded to the north by Tank Lane and the High Speed 1 Rail Link; to the east by the chalk cliffs of Botany Quarry, the Carpetright storage and distribution centre and to the southeast by Esso petroleum storage facility; to the southwest and south by the River Thames and to the west / north-west by residential properties and the Essex Thameside railway line and associated uses (application reference 17/01668/OUT), comprising the development of 61 dwelling houses, re-landscaping of Hollow Woods, car and cycle parking, landscaping and associated works, including internal estate roads and new accesses onto Church Hollow, Caspian Way and London Road and any related infrastructure works.

Plan Number(s):		
Reference	Name	Received
PFT-KSS-Z1-A-ZZ-DR-A-9001 Rev. P05	Site Location Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9002 Rev. P06	Existing Site Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9003 Rev. P07	Site Roof Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9101 Rev. P12	Site Building Entry Level Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9102 Rev. P09	Dwelling Types Key Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9201 Rev. P02	Existing Section 1	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9202 Rev. P02	Existing Section 2	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9203 Rev. P04	Site Sections	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9301 Rev. P04	Hollow Wood & London Road Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9302	Mews & Caspian Way Elevations	26.02.18

Rev. P04		
PFT-KSS-Z1-A-ZZ-DR-A-9401 Rev. P04	Site Demolition Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9601 Rev. P04	House Type 1 – London Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9602 Rev. P04	House Type 2 – Mews	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9603 Rev. P04	House Type 3 – Orchard Terrace	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9604 Rev. P04	House Type 4 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9605 Rev. P04	House Type 5 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9606 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9607 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9608 Rev. P04	House Type 8 – Hollow Wood Road	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X001 Rev. P03	Zone 1A General Arrangement	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X002 Rev. P02	Zone 1A Hollow Wood Crescent Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X003 Rev. P02	Zone 1A Orchard Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X004 Rev. P02	Zone 1A Mews & Caspian Way Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-U001 Rev. P02	Zone 1A Earthworks Plan	26.02.18
PFT-WAT-Z1-A-XX-DR-D-V001 Rev. P07	Zone 1A Proposed Drainage Strategy	31.10.19
EXA-Z1-AN-ZZ-DR-L-001 Rev. A	General Arrangement Illustrative Masterplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-002 Rev. A	General Arrangement Keyplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-003 Rev. A	General Arrangement Legend	26.02.18
EXA-Z1-AN-ZZ-DR-L-101 Rev. A	General Arrangement Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-102 Rev. A	General Arrangement Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-103 Rev. A	General Arrangement Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-104 Rev. A	General Arrangement Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-200 Rev. A	Planting Schedules and Specification	26.02.18
EXA-Z1-AN-ZZ-DR-L-201 Rev. A	Planting Plan Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-202 Rev. A	Planting Plan Sheet 2 of 4	26.02.18

EXA-Z1-AN-ZZ-DR-L-203 Rev. A	Planting Plan Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-204 Rev. A	Planting Plan Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-500 Rev. A	Section Reference Plan	26.02.18
EXA-Z1-AN-ZZ-DR-L-501	Section 1-3	26.02.18
EXA-Z1-AN-ZZ-DR-L-502	Section 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-503	Section 5-6	26.02.18
EXA-Z1-AN-ZZ-DR-L-701	Landscape Detail 1	26.02.18
EXA-Z1-AN-ZZ-DR-L-702	Landscape Detail 2	26.02.18
EXA-Z1-AN-ZZ-DR-L-703	Landscape Detail 3	26.02.18
EXA-Z1-AN-ZZ-DR-L-704	Landscape Detail 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-705	Landscape Detail 5	26.02.18
EXA-Z1-AN-ZZ-DR-L-706	Landscape Detail 6	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X005 Rev. P02	Zone 1A Highway Adoption Plan	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X009 Rev. P01	Zone 1A – Swept Path Analysis Sheet 1	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X010 Rev. P01	Zone 1A – Swept Path Analysis Sheet 2	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X011 Rev. P01	Zone 1A Street Lighting Layout	31.10.19

The application is also accompanied by:

- Design and Access Statement
- Planning Statement
- Energy Statement
- Operational Waste Strategy
- Sustainability Statement
- Built Heritage Statement
- Environmental Statement: Zone 1A Reserved Matters Further Environmental Information
- Response to Reserved Matters Highways Queries
- Safety Audit Response Sheet
- Internal Daylight and Sunlight Report

Applicant:
Purfleet Centre Regeneration Ltd

Validated:
26 February 2018
Date of expiry:
13 January 2020
(Extension of time for
determination agreed)

Recommendation: Approve the reserved matters, subject to conditions.

1.0 DESCRIPTION OF PROPOSAL

This is an application for the approval of reserved matters, for a parcel of land, following the grant of outline planning permission (ref. 17/01668/OUT) for the redevelopment of the central area of Purfleet (known as Purfleet Centre).

1.1 The application seeks approval for the reserved matters of appearance, landscaping, layout and scale of the first Sub-Zone (1A) of the development. The matter of access of the outline application site to the surrounding highway network was considered and approved via the outline planning permission

1.2 The key elements of the submission are summarised in the table below.

<u>Site Area</u>	2.36 Ha
<u>No. of dwellings</u>	TOTAL 61 dwellings comprising: 16 no. two-bed houses 37 no. three-bed houses 8 no. four-bed houses
<u>Density</u>	c.26 dwellings per hectare
<u>Storey Heights</u>	Two and three-storeys
<u>Parking</u>	TOTAL 94 car parking spaces comprising: 27 no. integral garage spaces 42 no. on plot spaces 6 no. on-street spaces 15 no. visitor spaces 4 no. spaces for Botany Terrace

1.3 Appearance:

In relation to the consideration of reserved matters, “appearance” is defined as the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

1.4 The built form of the proposals can be summarised as a modern development of houses comprising mews, terraces and semi-detached properties. A total of eight house types are proposed with the table below describing elements of proposed appearance:

<u>House Type</u>	<u>Roof Form</u>	<u>External</u>	<u>Windows</u> /	<u>Key Features</u>
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		<u>Materials (walls)</u>	<u>Doors</u>	
1 – London Road	Pitched, tiled	Hanging tiles / metal cladding	Metal window & door frames. Metal garage door	Roof terrace to rear elevation
2 - Mews	Flat, with part green roof	Timber effect cladding (horizontal)	Metal window & door frames. Metal garage door	Projecting metal clad window box to first-floor bedroom
3 – Orchard Terrace	Pitched, tiled	Timber effect cladding (horizontal & vertical)	Metal window & door frames. Metal garage door	Projecting metal clad window box to first-floor bedroom. Roof terrace.
4 – Caspian Way	Pitched, metal cladding & hanging tiles	Metal cladding & hanging tiles	Metal window & door frames	Roof terrace inset into roof pitch
5 – Caspian Way	Pitched, metal cladding & hanging tiles	Metal cladding & hanging tiles	Metal window & door frames	Roof terrace inset into roof pitch
6 & 7 – Hollow Woods Road	Pitched, metal cladding. Gable-ends to front and rear	Timber effect cladding (horizontal & vertical)	Metal window & door frames	Roof terrace (house type 6)
8 – Hollow Woods Road	Pitched, metal cladding. Gable-ends to front and rear	Timber effect cladding (horizontal & vertical)	Metal window & door frames	

1.5 The appearance of the built development can be described as contemporary, but also recognising the sensitivity of the site’s location partly within Purfleet Conservation Area and close to listed buildings (Hollow Cottages). Finishing materials would be a blend of modern metal cladding with metal-framed windows and more traditional timber effect cladding and hanging tiles. Roof forms would be predominantly pitched, with front and rear gables along the northern edge of Hollow Woods. However, house type 2 comprising a mews terrace of 11 no. houses close to Botany Terrace would have a flat roof form. The proposed house types also include a number of contemporary elements including green roofs, roof terraces and projecting window boxes.

1.6 Landscaping:

In relation to the consideration of reserved matters “landscaping” is defined as the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated, including screening, planting, earthworks and the provision of open spaces or other amenity features.

- 1.7 Tree Preservation Order ref. 08/1992 protects two areas of woodland located firstly rear of Hollow Cottages and south of Caspian Way and secondly to the west of Botany Terrace and south of Hollow Cottages. The proposals would involve the removal of trees to the south of Caspian Way to accommodate the development, but would not directly impact on the woodland further south, although management of retained trees would be required.
- 1.8 In addition to these retained areas of woodland, the proposals would include a new area of orchard planting (known as Orchard Walk) at the site’s south-eastern corner. Within the retained woodland area (Hollow Woods) a local equipped area for play and a separate local area for play are proposed.
- 1.9 Existing ground levels vary across the site and generally fall from south to north (London Road towards Caspian Way) from c.7.5m to c.2.5m. Localised re-profiling of ground levels is proposed in order to facilitate the development. However, the proposed finished levels are in conformity with the ground level parameters established by the outline planning permission.

1.10 Layout:

In relation to the consideration of reserved matters, “layout” is defined as the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

- 1.11 The proposed dwellings would be arranged in pairs of semi-detached groups, short terraces and longer mews-style terraces. Semi-detached and short terraces would be arranged along the northern edge of the site, parallel to Caspian Way, with longer residential terraces on the eastern part of the site. The access plans approved via the outline planning permission establish the position of a secondary road network access point into the current site from Church Hollow. The submitted layout uses this approved access point for a new east to west road and associated footway. To the east of Botany Terrace a one-way loop access would provide access to the mews terraces. On the northern side of the east-west access road a new road would link into the spur of the adjoining Caspian Way residential development. This new link would provide two-way access to dwellings at the north-eastern corner of the site, but no north-bound vehicle access into Caspian Way, although south-bound vehicle

access would be possible. At the eastern end of the east-west access road a junction would link into a new road which would serve future phases of the Purfleet Centre development located adjacent to the railway line.

1.12 The proposed layout of built development would be arranged on the northern side of the east-west access road and on both sides of the mews access and Caspian Way spur road.

1.13 Scale:

In relation to the consideration of reserved matters “scale” is defined as the height, width and length of each building proposed within the development in relation to its surroundings.

1.14 This application proposes a mix of two-storey (House Types 2 and 8) and three storey (House Type 3 - 7) houses. Due to the changes in ground levels across the site House Type 1 would be two-storey as seen from London Road and three-storeys as seen from the rear (north). Two-storey houses (House Types 2) would be located on the north-western side of the ‘Mews’ street comprising a flat-roof design with a height of c.7.3m to the roof parapet. House Type 8 (two-storey) would be located at the western-end of Hollow Woods Crescent with a maximum roof ridge height of c.8.4m. This House Type would be located to the south and south-west of existing dwellings at nos. 2 and 397-401 (odds) Caspian Way. The remaining proposed houses aside from House Type 1, would be three-storeys in height with pitch-roof designs and roof ridge heights of between 10.m and 12.8m.

1.15 Other Works

In response to the changes in ground levels across the site, in particular the fall from parts of London Road into the site, the proposals include the re-profiling of levels in order to create a development platform.

2.0 SITE DESCRIPTION

2.1 This area forms the western-most part of the Purfleet Centre site (the subject of planning permission ref. 17.01668/OUT) and comprises an irregularly shaped parcel of land totalling c.2.36 Ha in area. This area is largely wooded and part of this woodland is subject to a Tree Preservation Order (reference 8/92). The eastern part of the site comprises the former Cornwall House site, now used principally as a Council car park. The western part of the site forms a part of the Purfleet Conservation Area. The southern part of the site, which faces onto London Road to the west of Botany Terrace, is at a higher ground level relative to the rest of the site

and, therefore, at a lower risk of flooding. The majority of this site is located in the high risk flood zone.

2.2 Hollow Cottages, a terrace of Grade II listed buildings, adjoin the site to the west, whilst modern dwellings in Caspian Way adjoin to the north. London Road and Botany Cottages adjoin the site to the south.

2.3 Purfleet railway station ticket office and a small station car park is located a short distance to the east of the site.

3.0 RELEVANT HISTORY

Reference	Address	Description of Proposal	Decision
05/01095/TTGFUL	Cornwall House, London Road, Purfleet	Demolition of existing buildings and redevelopment of the site for 84 residential dwellings, comprising of 16 x 1 bedroom flats, 61 x 2 bedroom flats, 7 x 3 bedroom flats. 780 sq.m floorspace, car parking and landscaping.	Appeal Dismissed 11.05.2007
07/00362/TTGFUL	Cornwall House, London Road, Purfleet	Demolition of existing buildings and redevelopment of the site for 95 residential dwellings, comprising 86 flats and 9 houses, up to 500 sq.m. non-food retail, car parking and landscaping.	Approved 18.06.2008
11/00852/CAC	Harlow Cottage, London Road, Purfleet	Demolition of Harlow Cottage and other structures including fences, gates, walls and other means of enclosure.	Approved 01.12.11
13/00241/FUL	Cornwall House, London Road,	Retrospective application for the use	Approved 06.09.2013

	Purfleet	of land for the storage of plant, lorries and motor vehicles, scaffolding, materials, 2 mobile caravans and 4 containers.	
14/01378/CV	Cornwall House, London Road, Purfleet	Request to allow a further 18 months temporary permission (13/00241/FUL).	Withdrawn
14/01388/FUL	Cornwall House, London Road, Purfleet	Continued use of land for the storage of plant, lorries and motor vehicles, scaffolding and materials.	Approved 18.03.15
15/01394/TBC	Cornwall House, London Road, Purfleet	Proposed car park (change of use of land from storage and distribution use to car park) with associated surfacing, lighting and pay and display machines	Approved 18.12.15
16/01305/FUL	Harlow Cottage, London Road, Purfleet	New drive to allow access to garden from Church Hollow including turning area and parking for 2 cars.	Approved 05.12.16
17/01008/OUT	Harlow Cottage, London Road, Purfleet	Outline application in respect of the redevelopment of Harlow Cottage into 5no. 2 bedroom flats and 6no. 4 bedroom houses not to exceed three stories in height (all matters reserved)	Withdrawn
17/01534/TPOCA	Land rear of Botany Terrace	To clear paths through the wooded areas to	Approved 19.12.17

	and Hollow Cottages, London Road, Purfleet	facilitate access then allow trees to regenerate naturally	
17/01668/OUT	Land at Purfleet Centre	Application for outline planning permission, with all matters reserved for subsequent approval, apart from means of access, for mixed-use redevelopment of up to 2,850 dwellinghouses etc.	Approved
18/00046/FUL	Harlow Cottage, London Road, Purfleet	Demolition of existing bungalow and erection of 7 new build residential properties.	Refused 21.03.18
18/01439/FUL	Harlow Cottage, London Road, Purfleet	Demolition of existing bungalow and erect 5 new dwellings with private driveway (resubmission of 18/00046/FUL Demolition of existing bungalow and erection of 7 new build residential properties)	Approved 17.12.2018

- 3.1 As set out in the table above, there have been a number of recent planning permissions for the eastern (former Cornwall House site) and western (Harlow Cottage site) parts of the site. However, of most relevance to this case is the recent outline planning permission for the comprehensive redevelopment of central Purfleet (ref. 17/01668/OUT).
- 3.2 The outline planning permission establishes the principle of the comprehensive redevelopment of central Purfleet with a residential-led, mixed use development. The permission is based on a number of parameter plans which ‘fix’ elements of the development such as land use, building heights, ground levels and residential density.
- 3.3 The outline planning permission is subject to an extensive range of planning conditions which reflect and provide control over the phased nature of the development over a number of years and also influence the content of applications

for the approval of reserved matters. Finally, the development approved by the outline planning permission is subject to a s106 legal agreement setting out obligations for the delivery of social and physical infrastructure to mitigate the impact of the development.

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters sent to 59 surrounding properties, a press advert and public site notice which has been displayed on-site. The application has been advertised as affecting the setting of a listed building (Hollow Cottages) and affecting the character or appearance of the Purfleet conservation area.

Three letters of objection have been received raising the following concerns:

- development is too dense;
- loss of open space;
- unsympathetic to local character / Purfleet conservation area;
- lack of car parking;
- loss of light;
- loss of privacy; and
- excessive height.

4.2 CONSULTATION RESPONSES:

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

4.3 ANGLIAN WATER:

Request planning conditions to address the matters of foul water and surface water drainage (NB – conditions attached to the outline planning permission address these matters).

4.4 ESSEX COUNTY COUNCIL (ARCHAEOLOGY):

Request planning conditions to address the archaeological and geo-archaeological impact of the development (NB – conditions attached to the outline planning permission address these matters).

4.5 ESSEX COUNTY FIRE & RESCUE SERVICE:

Provide detailed comments referring to access, water supplies and sprinkler systems.

4.6 ESSEX & SUFFOLK WATER:

No objections.

4.7 ENVIRONMENT AGENCY:

No objections.

4.8 THURROCK COUNCIL – EMERGENCY PLANNING:

No comments.

4.9 THURROCK COUNCIL – ENVIRONMENTAL HEALTH:

Refer to comments previously submitted in response to the application for outline planning permission (ref. 17/01668/OUT).

4.10 THURROCK COUNCIL – FLOOD RISK:

No objections.

4.11 THURROCK COUNCIL – HERITAGE ADVISOR:

Provides detailed comments referring to landscaping, layout and storey heights.

4.12 THURROCK COUNCIL – HIGHWAYS:

No objection stated - request clarification on a number of highways layout issues.

4.13 THURROCK COUNCIL – LANDSCAPE & ECOLOGY:

No landscape or ecology objections.

4.14 THURROCK COUNCIL – PUBLIC HEALTH:

Offer detailed comments referring to active travel measures and the mix of land uses.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018 (and subsequently updated with minor amendments on 19th February 2019). The NPPF sets out the Government's planning policies. Paragraph 11 of the Framework expresses a presumption in favour of sustainable development. Paragraph 2 of the NPPF 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. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

5. Delivering a sufficient supply of homes;
8. Promoting healthy and safe communities;
11. Making effective use of land;
12. Achieving well-designed places;
15. Conserving and enhancing the natural environment; and
16. Conserving and enhancing the historic environment.

5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design: process and tools;
- Determining a planning application;
- Historic environment;
- Natural environment;
- Open space, sports and recreation facilities, public rights of way and local green space; and
- Tree Preservation Orders and trees in conservation areas.

5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in 2015. The following Core Strategy policies in particular apply to the proposals:

Overarching Sustainable Development Policy:

- OSDP1: (Promotion of Sustainable Growth and Regeneration in Thurrock).

Spatial Policies:

- CSSP1: Sustainable Housing and Locations
- CSSP5: Sustainable Greengrid

Thematic Policies:

- CSTP1: Strategic Housing Provision
- CSTP18: Green Infrastructure
- CSTP22: Thurrock Design
- CSTP24: Heritage Assets and the Historic Environment

Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD4: Historic Environment
- PMD5: Open Spaces, Outdoor Sports and Recreational Facilities
- PMD8: Parking Standards

5.4 Thurrock Local Plan

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. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

- 6.1 The assessment below principally considers those detailed matters which were reserved by the outline planning permission (ref. 17/01668/OUT) as well appraising the proposals against the parameters and conditions established by the outline planning permission.
- 6.2 Although the matter of access was 'fixed' through the outline planning permission, this permission is based only on approved plans, which provide details of access points where the site connects to the existing highway network. Therefore, the approved site access location plans provide details of how the site connects to London Road (east and west), Botany Way and Church Hollow. However, these approved plans do not identify accessibility within the site for vehicles, cycles and pedestrians. As the definition of 'access' includes access 'within the site' it is necessary to consider access and circulation routes and how they connect to the surrounding access network.
- 6.3 In accordance with the outline planning permission, the current submission shows a point of access for vehicles with associated pedestrian footpaths on the eastern side of Church Hollow, located close to the point where Caspian Way joins Church Hollow. The road and footpaths connecting to this access would provide the 'main' route aligned north-west to south-east, to be known as 'Hollow Woods Crescent' providing access through the Sub-Zone. A spur from this main route would connect to the existing highway network at Caspian Way (adjacent to no. 363). This spur would be a one-way route only for vehicles allowing access from Caspian Way to the north only into the site. However, pedestrian and cycle access would be unrestricted and this is considered to be a benefit in allowing more convenient and direct access for existing residents in Caspian Way to Purfleet railway station and the future town centre.
- 6.4 On the southern side of the main route a one-way only loop road, to be known as 'the Mews', is proposed. This route would serve mews-style house and would comprise a lower category, shared-surface access route. Hollow Woods Crescent would terminate at its eastern end in a 'T' junction with a new north to south road to be known as Orchard Road. At its southern-end Orchard Road would connect onto London Road, at a point close to the existing former Cornwall House car park, via a T-junction. In the future Orchard Road would also serve future town centre and commercial uses located on the western side of the railway line. Although in the shorter term access to the northern section of Orchard Road, beyond its junction with Hollow Woods Crescent would be restricted by gates.
- 6.5 In response to comments raised by the Council's Highways Officer, the applicant has submitted a written response providing detailed a number of technical clarifications,

as well as additional drawings showing proposed highway adoption, street lighting and swept path analysis.

6.6 Appearance

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the Order”) defines the term appearance as the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

6.7 The applicant’s Design and Access Statement refers to four architectural typologies for Sub Zone 1A all of which “*establish a contemporary aesthetic*”. The Statement further notes that building types in Purfleet generally reflect the era when they were constructed. For example, Hollow Cottages are typical of the late 18th Century and Botany Terrace is a typical 19th Century terrace. The appearance of the dwellings in Sub Zone 1A therefore attempts to create a distinct ‘place’ rather than imitating existing architectural styles. The four proposed typologies rely of a limited palette of building materials comprising metal cladding, hanging tile (typical of Essex), timber effect cladding (typical of Essex) and flint gabions (to reflect the geology of Purfleet). The proposed typologies are assessed below.

6.8 Hollow Woods

This typology would include all dwellings located on the northern side of Hollow Woods Crescent which comprise two and three-storey groups of semi-detached and terraced dwellings. This typology would display characteristic double gables as seen on the front elevation. The edges of the dwellings would be framed with metal cladding above a dwarf flint base. The remainder of the front elevations would comprise timber effect cladding laid either horizontally or vertically. It is considered that the proposed use of timber cladding reflects the woodland setting of the adjacent retained Hollow Woods and is sympathetic to the character and appearance of Purfleet Conservation Area.

6.9 Mews

This typology consists of house types 2 and 3 comprises separate terraces of two and three-storey dwellings located to provide a south-eastern ‘edge’ to Hollow Woods. The terrace immediately adjoining the woods is a relatively simple two storey, flat-roof block, faced with timber effect cladding. This terrace would start a transition between the natural setting of Hollow Woods and the future town centre located to the east of Sub Zone 1A. House type 3 comprising a three-storey block with pitched roof form would represent a further transition towards the future high

density development within the town centre. The appearance of these two terraces would result in a satisfactory response to the change in character from wooded elements of the Conservation Area to new town centre.

6.10 London Road

House type 1 fronting London Road east of Botany Terrace can be described as a more conventional typology comprising a two-storey terrace with pitched roof form. Both the roof and external walls would be clad with hanging tiles. This typology is supported as a satisfactory response to form and materials of the Victorian houses at Botany Terrace which provide the immediate context to this part of the site.

6.11 Caspian Way

This typology comprises house types 4 and 5 located at the proposed southern extension to Caspian Way. These three-storey house types would relate to both existing dwellings in Caspian Way (to the north) and the new town centre (to the east). The proposed short terraces would reflect the existing built form within Caspian Way and, as above, would provide a transition into the new town centre to the east. Proposed finishing materials of hanging tiles and metal cladding would balance a modern appearance with the existing context of more traditional materials.

6.12 The National Design Guide lists 'Identity' as one of the ten characteristics of well-designed places. With regard to appearance (amongst other design factors) the three sub-headings under 'Identity' comprise:

- Respond to existing local character and identity;
- Well-designed, high quality and attractive; and
- Create character and identity.

In conclusion, it is considered that the appearance of Sub Zone 1A would respond positively to these criteria.

6.13 Landscaping

The Order defines landscaping as the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features.

- 6.14 With regard to (a) above, condition reference D1 attached to the outline planning permission requires the submission and approval of details of boundary treatments before the commencement of development in any Sub-Zone. In this case, this reserved matters submission includes 'general arrangement' drawings showing the proposed use of conventional rear garden timber fences (1.8m high) and low metal railings (1.1m high). A more distinctive feature of the development is a proposed gabion wall to be located at the rear of the terrace of dwellings on the eastern side of Caspian Way. This treatment would provide a more robust boundary between the residential rear gardens and future town centre uses to the east of Orchard Road.
- 6.15 A planting plan, planting schedules and a specification has been submitted in support of the application for reserved matters approval. In order to mitigate for the loss of existing trees within Hollow Woods, the landscaping proposals include the planting of c.54 'standard' and 'heavy standard' trees located along road corridors and within areas of open space. In addition to new tree planting, the submission includes specific planting proposals for biodiversity / ecological enhancement, swale planting, meadows as well as 'conventional' areas of lawn within residential curtilages. These proposals include new areas for the planting of shrubs, including native species. The Council's landscape and ecology advisor has reviewed the details of the proposed soft landscaping and considers that the proposals offer opportunities to significantly enhance the landscape character if this historic part of Purfleet.
- 6.16 With reference to (c) above, the existing changes in ground levels across the site are described in the 'Site Description' above. In particular, there is a distinct fall in ground levels from parts of London Road in a northerly direction into the site with undulations across the site east to west between the proposed Orchard Road and Church Hollow. The proposals include a re-profiling of levels on parts of the site to 'even-out' the steepest existing gradients and create a more uniform development platform. This re-profiling would involve both reductions and increases to existing levels, i.e. a cut and fill operation. Given the challenges to development posed by the existing landform, no objections are raised to the proposed earthworks. Indeed the proposals for ground levels across the Orchard Walk open space offer opportunities, alongside planting proposals, to enhance and add interest to the public realm.
- 6.17 Subsection (d) above generally refers to the provision of open spaces, both private and public, with a site. Each of the proposed dwellings located on the northern side of Hollow Woods and on both side of Caspian Way would have access to a private rear garden area. As such, 32 of the proposed 61 dwellings would benefit from a private, external rear garden area. Other 'open space' associated with the dwellings, such as roof terraces, are described in the 'Layout' section below.

6.18 Public open spaces within this Sub-Zone would principally comprise an equipped play area located at the junction of Church Hollow and Hollow Woods Crescent, the retained and enhanced Hollow Woods and the proposed Orchard Walk open space located adjacent to Orchard Road. Collectively, these spaces would total c.0.75 Ha or c.32% of the total site area. This is considered to be a generous provision of open space providing a largely woodland setting, which would potentially add to the amenity of existing residents in Purfleet as well as providing for the needs of the development.

6.19 Layout

The Order defines the term 'layout' as *"the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development"*.

6.20 With regard to routes, a summary of the proposals for vehicles and pedestrians is set out under the assessment of access above. The proposed layout of routes within the Sub-Zone is considered to be logical, efficient and makes connections to the existing surrounding movement network at London Road, Caspian Way and Church Hollow. A 'National Design Guide' was published by the Government in October 2018 and this document sets out the characteristics of well-designed places and demonstrations of good design in practice. This Guide describes ten characteristics of well-designed places, including 'movement', defined as, development that is accessible and easy to move around. Within the 'movement' characteristic the National Design Guide establishes the following principles:

- M1 – an integrated network of routes for all modes of transport
- M2 – a clear structure and hierarchy of connected streets
- M3 – well-considered parking, servicing and utilities infrastructure for all users

6.21 It is considered that the proposed layout of routes within the Sub-Zone comply with principles M1 and M2 above. Part 3 The Council's Design Strategy SPD (2017) refers to 'Designing in Context' and includes reference to 'making connections'. Under this heading the Strategy sets out the key considerations of (inter-alia):

- C1 – integrating the site to local movement networks;
- C2 – establishing a clear and legible hierarchy of streets; and
- C3 – promoting sustainable and active travel networks.

6.22 Although Sub-Zone 1A is a relatively small site with a limited number of streets, it is considered that the development would make connections to the surrounding networks, would enable walking and cycling and contains a street hierarchy. The proposed layout of routes would raise no conflict with the intentions of the Council's Design Strategy.

- 6.23 With reference to the proposed layout of buildings, proposed dwellinghouses would be arranged on the north-eastern side of Hollow Woods Crescent such that the building 'fronts' would face in a south-westerly direction overlooking the proposed play area and 'Hollow Woods Park'. The rear wall of the dwellings would face towards the rear of existing dwellings at nos. 365-401 (odds) Caspian Way with intervening rear gardens adjacent to existing rear gardens. This element of the proposed building layout provides a clear definition between public and private space and conforms with the principle within the National Design Guide advising buildings to be well-related to external amenity and public spaces.
- 6.24 Proposed rear garden depths for dwellings along Hollow Woods Crescent would vary between c.6m and c.16m, with back-to-back distances to existing dwellings in Caspian Way varying between c.15m and c.36m. Although 'saved' Annexe 1 of the Borough Local Plan (1997) refers to a minimum rear garden depth of 12m for new dwellings, the more up to date National Design Guide refers to:
- "Well-designed private or shared external spaces are fit for purpose and incorporate planting wherever possible. The appropriate size, shape and position for an external amenity space can be defined by considering:*
- *how the associated building sits in the wider context, including access to public and open spaces;*
 - *how the amenity space will be used, what for, and by whom;*
 - *environmental factors that may affect its usability, such as sunlight and shade, noise or pollution;*
 - *wider environmental factors affecting its quality or sustainability, such as a green corridor or drainage".*
- 6.25 Therefore, only limited weight should be placed on Annexe 1 given its age and the up to date guidance which refers to the design of amenity space in its context, rather than simply relying on a numeric standard. It is considered that the proposed rear gardens in Hollow Woods Crescent would be private and easily accessible from all dwellings. Although, due to orientation, there would be some overshadowing of the proposed rear gardens in winter months, this factor is to a large degree offset by the open views to the front across Hollow Woods Park. Furthermore, house type 6 includes a south-western facing roof terrace of over 8sq.m floorspace. In light of these factors the proposed provision of private amenity space to Hollow Woods Crescent is satisfactory.
- 6.26 Gross internal floor areas for the house types at Hollow Woods Crescent would be between 104sq.m and 140.4sq.m. These figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).

- 6.27 Terraced, three-storey and three-bedroom dwellings would form a southern extension to Caspian Way at the north-eastern of the site, comprising house types 4 and 5. These dwellings would benefit from direct access to private rear gardens with depths of between c.4.5m to c.7.5m. Although these dimensions are below the Annex 1 figure, all dwellings on this part of the site would incorporate second-floor private roof terraces measuring between 12sq.m. and 15 sq.m. It is considered that these roof terraces adequately compensate for the small rear garden areas proposed. Proposed roof terraces for house type 4, located on the south-eastern side of Caspian Way would be arranged on the front of the plots. As a consequence these terraces would not look towards future commercial land uses which would occupy future phases of the Purfleet Centre redevelopment to the south-east of Sub-Zone 1A. The relationship of proposed dwellings with existing properties in Caspian Way is considered acceptable, as properties would be arranged at right angles.
- 6.28 Gross internal floor areas for the two house types at Caspian Way would be between 126sq.m and 130.8sq.m. These figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).
- 6.29 Located on the southern side and at right angles to Hollow Woods Crescent parallel terraces of two and three-storey dwellings (house types 2 and 3) would be found arranged along the Mews. These proposed dwellings are unconventional in not having access to a traditional external garden. However, the dwellings are located immediately adjacent to Hollow Woods Park and Orchard Walk and would benefit from an open outward-facing aspect. Furthermore house type 2 (two-bedroom) would incorporate a roof terrace of c.33sq.m. and house type 3 (three-bedroom) include a terrace of c.12sq.m. In these circumstances it is considered that these dwellings would enjoy access to adequate private and communal amenity space.
- 6.30 The proposed dwellings accessed from the Mews are well-separated from existing residential occupiers, with the closest neighbours located at Botany Terrace. However, given the change in ground levels and orientation of existing to proposed dwellings, there would be no material harm to existing residential amenity.
- 6.31 The relationship between the house type 3 and 4 terraces is characteristic of a mews-style with a distance of c.9.5m between the rear of type 3 and the front of type 4. The resulting distance between living room and bedroom windows is 'tight', however the intervening space would comprise a hardsurfaced zone providing a one-way movement route and access / manoeuvring space for integral spaces. As a degree of activity would be expected in this space the 'normal' window-to-window separation distances applying to the 'private' side of dwellings would not apply in this case.
- 6.32 Gross internal floor areas for the two house types at the Mews would be between 118.7sq.m and 141.5sq.m (including integral garage spaces to all plots). These

figures exceed the relevant minimum areas within the Nationally Described Space Standard (DCLG 2015).

- 6.33 The final element of the proposed layout of buildings is a terrace of five dwellings (house type 1) which would front onto London Road and would be positioned south-east of the existing Botany Terrace. As with housing at the Mews, this house type would not incorporate a conventional external garden area, mainly as a result of a distinct fall in ground levels to the rear (north) away from London Road. However, a private terrace would be provided accessed from the living room area. Given the proposed degree of separation and fall in levels there would be no harm to the amenity of existing residents in Botany Terrace. The rear of the proposed dwellings would look towards the flank elevations of dwellings in the Mews and consequently this arrangement raises no implications for future residential amenity.
- 6.34 Gross internal floor area for house type 1 fronting London Road would be 134.5sq.m (including an integral garage space to all plots). This figure exceeds the relevant minimum area within the Nationally Described Space Standard (DCLG 2015).
- 6.35 The final element in the consideration of 'layout' is how proposed open spaces are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. An assessment of private amenity spaces is set out above. The proposed layout of Sub Zone 1A would accommodate the retention and management of the existing part of Hollow Woods located in-between and to the rear of Hollow Cottages and Botany Terrace. The retained area would form Hollow Woods Park and the proposals provide for the management of this area to improve public access. At the north-western corner of the site, adjacent to Church Hollow an equipped area for play is proposed. This facility has the potential to serve existing residents in Church Hollow, Church Lane and Caspian Way as well as new residents within the Sub Zone. At the eastern edge of Hollow Woods Park and adjacent to proposed dwellings on the Mews a woodland play area is proposed which would provide natural play.
- 6.36 Located to the east of the Mews and adjacent to Orchard Road a further open space, referred to as Orchard Walk, would be provided. This area would include the planting of fruit trees, features for ecological enhancement and a seating area.
- 6.37 It is concluded that the layout accommodates a variety of open spaces easily accessible to future residential and available to existing residents. This element of the proposals is supported.
- 6.38 Scale

The terms 'scale' is defined as the height, width and length of each building proposed within the development in relation to its surroundings. In plan form the proposed arrangement of semi-detached pairs or short terraces of up to eleven dwellings would be compatible with the grain of existing residential development to the north and south-west.

6.39 The proposed dwellings would be two and three-storeys in height with both flat and pitched roof forms. Pitched roofs would be arranged to be either front to back gables or flank to flank gables. Dwellings within Caspian Way to the north of the site are two and three-storeys high with pitched roof forms. Therefore the scale of the proposals would be compatible with the existing form of development to the north. As seen from London Road to the south, house type 1 would be seen in the context of Botany Terrace to the west. Both Botany Terrace and the terrace of five type 1 houses are two-storeys in height (on the front elevation) and from this public vantage point the scale of the development is sympathetic to its context. Although the proposed roof ridge height would be higher, this is a function of the deeper plan footprint and more extensive roof required to span the greater depth.

6.40 Located adjacent to the south-western corner of the site are single storey dwellings at Dipping Bungalows and Hollow Cottages. Proposed two-storey dwellings (house type 8) would be positioned closest to Dipping Bungalows, with Hollow Woods Park separating Hollow Cottages from proposed three-storey dwellings at Hollow Woods Crescent. It is considered that the proposed scale of the development would be compatible with the built form to the south-west of the site.

6.41 Compliance with the Outline Planning Permission

Condition reference B2 of the outline planning permission requires that the development is carried in accordance with a series of parameter plans. The conformity of proposed Sub-Zone 1A with these established parameters is considered below.

6.42 Approved drawing (ref. PFT-WAT-00-ZZ-DR-C-0004-001 Rev. P01) confirms the site-wide access strategy in terms of connections to the existing road and footpath network. Church Hollow is defined as a location ('Site Access Location 1') where a new road and footpath would connect to the existing network and approved drawing ref. PFT-WAT-ZZ-XX-DR-C-0004-002 Rev. P01 provides a detailed layout of this connection. The reserved matters submission shows a connection to the highway in this location and is in conformity with the development parameter.

6.43 Approved drawing ref. PFT-KSS-00-ZZ-DR-A-0100-010 Rev. P04 is a 'Land-Use Plan' to 'fix' uses, including mixed use areas, across the site. At the boundaries between areas with different land uses, the parameter plan includes limits of

deviation to allow some flexibility within a defined corridor. The approved plan defines 'Strategic Open Space', 'Strategic Landscape', 'Residential Areas – C3' and 'Mixed Use Areas – inc. A1, A3, A4, B1, C1, C3, D1' within Sub-Zone 1A. The land uses within the current submission (open space, landscaping and dwellings) conforms with the 'Land-Use Plan' and the spatial arrangement of uses is within the established tolerances.

- 6.44 An approved 'Open Spaces & Green Infrastructure Drawing' (ref. PFT-KSS-00-ZZ-DR-A-0100-011 Rev. P02) defines the public open spaces and areas of substantial landscaping across the site. As above, the approved parameter plan includes a limit of deviation. The provision of the Hollow Woods play area, Hollow Woods Park and Orchard Walk, described above, conforms with the spatial arrangement of this parameter plan.
- 6.45 Approved building heights across the Purfleet Centre redevelopment are defined with reference to a 'Building Heights Plan' (ref. PFT-KSS-00-ZZ-DR-A-0100-013 Rev. P02) which sets a range of between up to 2-storeys and up to 10-storeys. A maximum building height of up to 5-storeys has been established for the built elements of Sub-Zone 1A, with a limit of deviation. The proposals for the Sub-Zone, with a maximum building height of 3-storeys, are comfortably within the approved parameter.
- 6.46 Approved ground levels are established by a 'Ground Level Plan' (ref. PFT-KSS-00-ZZ-DR-A-0100-015 Rev. P03). Proposed levels for Sub-Zone 1A, which range from 9.3m AOD on the London Road frontage east of Botany Terrace to 2.5m AOD close to the northern boundary, conform with the parameter plan.
- 6.47 The final approved parameter of relevance to Sub-Zone 1A is a 'Density Plan' (PFT-KSS-00-ZZ-DR-A-0100-016 Rev. P02) which, within limits of deviation, establishes residential densities expressed as habitable rooms per hectare (HRA). The northern part of this Sub-Zone, comprising dwellings on Hollow Woods Crescent, has an approved density of up to 200 HRA and dwellings located on the remainder of the Sub-Zone can be developed up to a maximum of 400 HRA. The submitted reserved matters, at c.179 HRA and c.314 HRA are within the approved parameters.
- 6.48 A number of planning conditions attached to the outline planning permission require that documentation and details are submitted with applications for the approval of reserved matters. With regard to Sub-Zone 1A an assessment of compliance with the requirements of these conditions is set out as follows.
- 6.49 Condition ref. E1 (Landscaping Scheme with Reserved Matters Application)

This planning condition requires that each submission for the approval of reserved matters shall include a landscaping scheme, relevant to that reserved matters 'parcel' which, in summary, shall include details of:

- a) Green Infrastructure and Open Spaces;
- b) details of any play areas;
- c) soft landscaping to be removed or retained;
- d) details of new soft landscaping;
- e) a programme of implementation;
- f) written planting specifications;
- g) hard landscape materials;
- h) tree pit design;
- i) existing and proposed ground levels;
- j) details of street furniture;
- k) details of any public access; and
- l) details of how ecological / biodiversity interests are promoted.

6.50 It is considered that a number of the submitted drawings (referenced above) provide the required information concerning the location and specifications of open space, play areas, new planting and hard landscaping. Furthermore, section 3 of the Design and Access Statement provides a written explanation of the landscape masterplan, strategy and areas of details. The Statement includes reference to new areas for ecological interests. Details of a programme of implementation for the landscaping scheme across this sub-zone have also been submitted. Comments received from the Council's landscape and ecology advisor raise no objections to the proposals. Consequently it is considered that the reserved matters submission satisfies the requirements of condition E1 of the outline planning permission, with regard to the submission of details, for this sub-zone. Condition E1 includes a requirement for implementation in accordance with the approved landscape scheme.

6.51 Condition ref. H1 (Movement Network)

Condition H1 requires that each submission for the approval of reserved matters shall include, where relevant, the following details in relation to that reserved matters 'parcel':

- a) layout of estate roads, accesses, footways, cycleways etc.
- b) external lighting to roads, footways etc.
- c) street furniture;
- d) signage;
- e) surface finishes;
- f) cycle parking;
- g) drainage to roads etc;
- h) measures to prevent unauthorised vehicular access; and

i) a timetable for implementation.

6.52 Drawings submitted to accompany this application in February 2018 and additional drawing submitted in October 2019 provide the required details for this sub-zone. Consideration of the comments raised by the Highways Officer is provided later in this report. Nevertheless, the requirements of condition H1 of the outline planning permission in respect of sub-zone 1A are satisfied. Condition H1 includes a requirement for implementation in accordance with the approved details.

6.53 Condition ref. K5 (Microclimate Assessment)

This condition requires that each application for reserved matters approval, apart from Zone 7 which is designated as entirely Strategic Landscaping, should be accompanied by a detailed wind microclimate assessment. In addition, this assessment should demonstrate that the wind impacts are acceptable for that reserved matters parcel. Appendix 7 of the submitted 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' comprises a wind environment desk based assessment for the sub-zone. This Appendix assesses the development against the 'Lawson Comfort Criteria', recognised as the industry-standard for such assessments. During the windiest season all thoroughfare locations at ground level across the sub-zone are assessed to experience conditions ranging from acceptable for sitting use through to acceptable for strolling use. The assessment also considers building entrances and concludes that windier than desired conditions can be expected at a number of locations. However, mitigation in the form of soft landscaping and design features such as canopies and recessed opening will reduce impacts. Given the mitigation measures which have been designed into sub zone 1A it is considered that the requirements of condition K5 have been met.

6.54 Condition ref. K6 (Daylight and Sunlight Assessment)

Condition K6 requires that applications for the approval of reserved matters within specified Zones are accompanied by a daylight and sunlight assessment which should consider the amenity of existing and future occupiers within and surrounding that Zone. This application, as submitted in February 2018, was accompanied by an 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' document. Appendix 8 of this document comprises a daylight, sunlight and overshadowing assessment of the impact of the sub-zone 1A development on surrounding buildings.

6.55 With regard to impact on daylight, the results of modelling (based on a worst-case scenario) predicts negligible impacts on the majority of existing properties surrounding the site. Although properties in Caspian Way (nos. 365-401 odds) would

experience some loss of daylight, the significance of the impact is assessed as 'minor' or 'moderate' adverse for a small number of existing windows only. Similarly, existing dwellings to the north of the site in Caspian Way would be likely to experience some loss of sunlight. However, any loss of sunlight would be of negligible significance as the relevant Building Research Establishment's (BRE) recommendations for sunlight are still met, including during winter months. Appendix 8 finally considers the impacts of the sub-zone 1A development with reference to the overshadowing of gardens. All adjoining gardens, apart from 3, are assessed as still complying with the BRE test of a minimum of 50% of the area receiving 2 or more hours of sunlight on 21st March. The 3 gardens below this 50% rule already fail this test and the development would have no additional impact on these areas.

6.56 In October 2019 the applicant submitted an internal daylight and sunlight report to model the predicted levels likely to be experienced by occupiers of the new dwellings. As with Appendix 8 (above) this report adopts BRE guidance. Based on a representative sample of the most constrained plots, only one room would be likely to receive daylight at a level slightly below the recommended level. Regarding sunlight, 2 living rooms are predicted to be slightly below BRE recommendations. These shortfalls are largely a result of the north-facing orientation of the dwellings concerned and can therefore be expected with any large scale residential development.

6.57 In light of the analysis above, it is considered that the requirements of planning condition K6 are satisfied.

6.58 Condition ref. K7 (Glazing and Acoustic Ventilation Specification)

This planning condition requires that a detailed specification for the glazing and acoustic ventilation of dwellings accompanies reserved matters submissions. Appendix 5 of the 'Environmental Statement: Zone 1A Reserved Matters Further Environmental Information' provides a noise assessment for sub-zone 1A which concludes that for residential amenity areas on a large part of the site (away from the London Road frontage) noise levels would satisfy World Health Organisation (WHO) guidelines. Appendix 5 identifies a number of building facades where mitigation is required, in the form of a suitable glazing and ventilation strategy, such that satisfactory internal noise levels can be satisfied. A specification for glazing and ventilation is promoted by the Appendix which would comply with WHO guidelines. It is recommended that a planning condition is necessary to ensure compliance with this specification. Subject to such a compliance condition, the requirements of condition K7 are satisfied.

6.59 Condition ref. N1 (Sustainable Construction Code)

This planning condition requires that the first reserved matters application in any Zone is accompanied by a Sustainable Construction Code which shall:

- a) detail the Zone covered by the Code;
- b) detail the commencement and completion of development in that Zone;
- c) review prevailing sustainable construction methods;
- d) details how sustainable construction methods will be used;
- e) detail how the use of sustainable construction materials will be maximised; and
- f) detail the sustainable management of waste from construction works.

6.60 The reserved matters submission is supported by a 'Sustainability Statement' which details a response to the requirements of limbs a) and c) to f) of the condition. The applicant has subsequently confirmed the intended commencement and completion dates of the sub-zone 1A development to comply with the requirements of limb b) of condition N1.

6.61 Condition N2 (Energy Statement with each Reserved Matters)

Condition N2 requires that each submission for reserved matters approval involving buildings is accompanied by an Energy Statement containing:

- a) a review of prevailing energy efficiency measures;
- b) details of how buildings include energy efficiency measures;
- c) details of sustainable design measures;
- d) demonstration that the development will achieve a minimum of 20% of its energy needs via renewable technologies etc;
- e) investigation of opportunities for establishment of an energy network; and
- f) measures to secure or safeguard an energy centre (Zone 1 submissions).

6.62 An 'Energy Statement Zone 1A' accompanies this application and contains details to comply with the requirements of a) to d) above. In particular, the Statement confirms the use of air source heat pumps which, alongside other features, would result in the development exceeding the Building Regulations Part L A 2013 target emission rate by c.21%. With reference to limbs e) and f) of condition N2, the applicant has confirmed that the establishment of an energy network and energy centre for sub-zone 1A is not viable given the number of dwellings. However, the masterplan for Purfleet Centre as a whole identifies a potential energy centre location at a subsequent sub-zone within zone 1. Furthermore the layout of sub-zone 1A has the potential to connect to any future energy centre and associated network. Consequently it is considered that the requirements on condition N2 are satisfied in this case.

6.63 Condition N6 (Water Efficiency)

This condition requires that a scheme for water efficiency measures is submitted with each reserved matters submission involving dwellings. The 'Sustainability Statement Zone 1A' document includes a water strategy which sets out a number of measures to minimise water consumption and increase water efficiency including:

- rainwater harvesting via water butts;
- drought resistant species within new landscaping; and
- water efficient fittings (flow regulators, aerators etc.).

The requirements of the planning condition referring to the submission of details to accompany this reserved matters application are therefore satisfied.

6.64 Condition P7 (Schedule of Residential Accommodation)

Planning condition P7 requires that each application for the approval of reserved matters including residential units shall include:

- a schedule of proposed accommodation within that parcel together within an updated schedule of dwellings to be delivered in other parcels, Sub-Zones and Zones;
- an updated Illustrative Masterplan; and
- details of how the proposal would ensure than the remaining quantum of development and required open space can be accommodated on-site.

6.65 A schedule of residential accommodation accompanies the submission in order to comply with the first bullet-point above. As this is the first reserved matter pursuant to the outline planning permission, there is no requirement in this case to provide an update on delivery on other parts of the site. An illustrative masterplan accompanies the submission. To comply with the final bullet-point above, the applicant has submitted a written statement confirming the extent of the remaining site area associated with the outline permission, the balance of units to be provided and remaining requirements for the provision of open space. It is considered that the reserved matters submission would not be prejudicial to the delivery of the outstanding balance of development and open space to be provided across the remainder of the development.

6.66 Condition Q2 (Surface Water Drainage (Detailed Scheme))

This condition requires that a detailed surface water drainage scheme accompanies each application for reserved matters approval. The scheme should include:

- modelling and calculations of the drainage system;
- engineering drawings of the drainage scheme; and

- a final drainage plan.

6.67 Following the submission of the reserved matters in 2018 and the receipt of relevant consultation responses, the applicant submitted a revised surface water drainage strategy in 2019. This strategy responds to concerns previously raised by the Environment Agency. However, as the alternative arrangements are a strategy only, and in order to progress the overall consideration of the reserved matters submission, it is recommended that timeframe for the provision the relevant details is moved back in time to a point prior to commencement of development on the sub-zone. A planning condition is necessary to secure this recommended arrangement.

6.68 Detailed Car Parking and Car Parking Issues

Condition reference I1 of the outline planning permission generally requires the submission and approval of a Zonal car parking strategy prior to the submission of applications for the approval of reserved matters within that Zone. However, Sub Zone 1A has been ‘carved-out’ from this requirement and the arrangements for car parking should therefore be judged on the individual merits of the case. Across Sub-Zone 1A as a whole the following car parking arrangements are proposed:

<u>House Type</u>	<u>No. of Bedrooms</u>	<u>Proposed Car Parking</u>	<u>Total No. of Spaces</u>
1	2	1 x integral garage space	5
2	2	1 x integral garage space	11
3	3	1 x integral garage space	11
4	3	1 x on-plot space	8
5	3	1 x on-plot space	6
6	3	1 x on-street space	6
7	4	2 x on-plot spaces	16
8	3	2 x on-plot spaces	12
On-street visitors parking			15
On-street parking for existing Botany Terrace properties			4
TOTAL			94

6.69 The Council’s draft Parking Standards and Good Practice document (2012) links suggested parking standards for dwellings to the location of a site in relation to public transport. As Sub Zone 1A is located within 1km of Purfleet railway station and central Purfleet is subject to an existing controlled parking zone the draft Parking Standards suggest a range of between 0 to 1.5 spaces per unit. The proposed provision of 75 dedicated spaces to serve the new dwellings exceeds the minimum

standard. Furthermore, car parking spaces for visitors would be provided in accordance with the suggested ratio. Consequently the Highways Officer considers that the car parking provision is 'reasonable'.

6.70 The Highways Officer has commented on the proposed integral garage sizes and noted that they appear 'small'. The draft 2012 document includes reference to a parking bay dimension of 5.5m (l) x 2.9m (w) and a garage dimension of 7m (l) x 3m (w). The proposed internal garages would vary in dimension from 5m (l) x 3m (w) to 6m (l) x 3m (w) and would therefore be shorter in length than the suggested dimension. The justification for an 'oversize' garage in the 2012 draft document refers partly to the situation where smaller garage spaces are used for domestic storage. However, it is considered that a planning condition can be used in this case to restrict use of the integral garages for the parking of vehicles only. As noted earlier in this report, all of the proposed dwellings would exceed the Nationally Described Space Standard such that adequate space for internal domestic storage would be provided.

6.71 The Highways Officer has also queried the highway geometry and dimensions of the layout within the Mews. The applicant's highway consultant has noted that fine-grain amendments to this part of the road layout may be required as part of the subsequent design stage. A planning condition is therefore necessary to secure submission and approval of these details.

6.72 Heritage Matters

As noted in the 'Site Description' above the western part of Sub Zone 1A is within the Purfleet Conservation Area and the Grade II listed Hollow Cottages adjoin the site. Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 confers a general duty on local planning authorities regarding Conservation Areas and requires that, in the exercising of their functions, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area. In interpreting the terms 'preserve or enhance', the Courts have held that these terms include development which leaves the character or appearance of a Conservation Area unharmed. In addition, the Listed Buildings and Conservation Areas Act also confers duties with regard to listed buildings. Section 66 of this Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.73 Both Listed Buildings and Conservation Areas are defined as 'Designated Heritage Assets' by the NPPF. In determining planning applications, the NPPF advises local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness

6.74 The NPPF also advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.75 This application is accompanied by a Heritage Statement which concludes that the character and appearance of the Conservation Area would be improved through management and improvement to Hollow Woods and opening-up public access to this part of the site. The Statement also concludes that the setting of Hollow Cottages would be preserved and potentially enhanced by the management of Hollow Woods. The impact of the development parameters associated with the outline planning permission on heritage assets has already been considered by the Committee where it was concluded (in April 2019) that the parameters would have less than substantial harm. As the current reserved matters are clearly within the ambit of the outline permission it can be confirmed that less than substantial harm would result. No objections are raised on this basis.

7.0 CONCLUSIONS AND REASONS FOR RECOMMENDATION

7.1 This application for the approval of reserved matters is considered to be in accordance with the parameters established by the outline planning permission. The report above confirms that this submission includes the details, required by planning conditions, to accompany reserved matters applications. Access within the site and the appearance, landscaping, layout and scale of the proposals are considered acceptable with regard to their impact on the surrounding area, heritage assets and the highways network. This reserved matters application would ensure the satisfactory development of the site, as envisaged by the outline planning permission, and it is recommended that the reserved matters are approved.

7.2 With reference to planning conditions, the outline permission is subject a detailed and

comprehensive suite of planning condition which will inform future Reserved Matters submissions and also control the construction and operational phases of the development. Planning Policy Guidance make it clear that the only planning conditions which can be imposed when Reserved Matters are approved are conditions which directly relate to those Reserved Matters. Accordingly, only a limited number of planning conditions relating specifically to the submitted Reserved Matters are recommended below.

8.0 RECOMMENDATION

The Committee is recommended to:

- A. Approve the Reserved Matters, subject to the conditions below;
- B. Agree to delegate authority to the Assistant Director – Planning, Transport and Public Protection to finalise the recommended conditions including such refinements, amendments, additions and / or deletions as the Assistant Director – Planning, Transport and Public Protection considers reasonably necessary.

Conditions:

1. Accordance with Plans

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

<u>Reference</u>	<u>Name</u>	<u>Received</u>
PFT-KSS-Z1-A-ZZ-DR-A-9001 Rev. P05	Site Location Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9002 Rev. P06	Existing Site Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9003 Rev. P07	Site Roof Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9101 Rev. P12	Site Building Entry Level Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9102 Rev. P09	Dwelling Types Key Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9201 Rev. P02	Existing Section 1	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9202 Rev. P02	Existing Section 2	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9203 Rev. P04	Site Sections	26.02.18

PFT-KSS-Z1-A-ZZ-DR-A-9301 Rev. P04	Hollow Wood & London Road Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9302 Rev. P04	Mews & Caspian Way Elevations	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9401 Rev. P04	Site Demolition Plan	30.08.19
PFT-KSS-Z1-A-ZZ-DR-A-9601 Rev. P04	House Type 1 – London Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9602 Rev. P04	House Type 2 – Mews	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9603 Rev. P04	House Type 3 – Orchard Terrace	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9604 Rev. P04	House Type 4 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9605 Rev. P04	House Type 5 – Caspian Way	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9606 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9607 Rev. P04	House Types 6 & 7 – Hollow Wood Road	26.02.18
PFT-KSS-Z1-A-ZZ-DR-A-9608 Rev. P04	House Type 8 – Hollow Wood Road	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X001 Rev. P03	Zone 1A General Arrangement	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X002 Rev. P02	Zone 1A Hollow Wood Crescent Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X003 Rev. P02	Zone 1A Orchard Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X004 Rev. P02	Zone 1A Mews & Caspian Way Road Plan and Profile	26.02.18
PFT-WAT-Z1-A-XX-DR-D-U001 Rev. P02	Zone 1A Earthworks Plan	26.02.18
PFT-WAT-Z1-A-XX-DR-D-V001 Rev. P07	Zone 1A Proposed Drainage Strategy	31.10.19
EXA-Z1-AN-ZZ-DR-L-001 Rev. A	General Arrangement Illustrative Masterplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-002 Rev. A	General Arrangement Keyplan	26.02.18
EXA-Z1-AN-ZZ-DR-L-003 Rev. A	General Arrangement Legend	26.02.18
EXA-Z1-AN-ZZ-DR-L-101 Rev. A	General Arrangement Sheet 1 of 4	26.02.18

EXA-Z1-AN-ZZ-DR-L-102 Rev. A	General Arrangement Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-103 Rev. A	General Arrangement Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-104 Rev. A	General Arrangement Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-200 Rev. A	Planting Schedules and Specification	26.02.18
EXA-Z1-AN-ZZ-DR-L-201 Rev. A	Planting Plan Sheet 1 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-202 Rev. A	Planting Plan Sheet 2 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-203 Rev. A	Planting Plan Sheet 3 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-204 Rev. A	Planting Plan Sheet 4 of 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-500 Rev. A	Section Reference Plan	26.02.18
EXA-Z1-AN-ZZ-DR-L-501	Section 1-3	26.02.18
EXA-Z1-AN-ZZ-DR-L-502	Section 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-503	Section 5-6	26.02.18
EXA-Z1-AN-ZZ-DR-L-701	Landscape Detail 1	26.02.18
EXA-Z1-AN-ZZ-DR-L-702	Landscape Detail 2	26.02.18
EXA-Z1-AN-ZZ-DR-L-703	Landscape Detail 3	26.02.18
EXA-Z1-AN-ZZ-DR-L-704	Landscape Detail 4	26.02.18
EXA-Z1-AN-ZZ-DR-L-705	Landscape Detail 5	26.02.18
EXA-Z1-AN-ZZ-DR-L-706	Landscape Detail 6	26.02.18
PFT-WAT-Z1-A-XX-DR-D-X005 Rev. P02	Zone 1A Highway Adoption Plan	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X009 Rev. P01	Zone 1A – Swept Path Analysis Sheet 1	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X010 Rev. P01	Zone 1A – Swept Path Analysis Sheet 2	31.10.19
PFT-WAT-Z1-A-XX-DR-D-X011 Rev. P01	Zone 1A Street Lighting Layout	31.10.19

Surface Water Drainage

2. Prior to the commencement of the development for which the reserved matters details are hereby approved, a detailed surface water drainage scheme based on drawing reference PFT-WAT-Z1-A-XX-DR-D-V001-P07 for this development shall be submitted to and approved in writing by, the local planning authority and shall include:

- i. final modelling and calculations for all areas of the drainage system;
- ii. detailed engineering drawings of each component of the drainage scheme;
- iii. a final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features;

The approved scheme shall subsequently be implemented prior to occupation of the development for which the reserved matters details are hereby approved.

Reason: To prevent flooding by ensuring the satisfactory storage / disposal of surface water from the site and to ensure the effective operation of SuDS features over the lifetime of the development in accordance with policy PMD15 of the adopted Thurrock Core Strategy and Policies for the Management of Development (2015).

Glazing and Acoustic Ventilation

- 3. All residential units within Sub-Zone 1A shall be fitted with the following detailed glazing and ventilation specifications, relevant to their location, to reduce noise impacts from road, rail and other noise sources and ensure acceptable internal levels.

<u>Description</u>	<u>Windows dB</u> <u>Rw+CTr</u>	<u>Ventilators dB</u> <u>Dn,ew+Ctr</u>
London Road Block (southern façade)	38	44
Orchard Walk Block (eastern façade)	26-32	32-38
Mews Eastern Block (western façade)	26	32
Caspian Way Eastern Block (eastern façade)	26	32
Caspian Way Western Block (eastern façade)	26	32
Hollow Woods Crescent (southern façade)	26	32

Reason: In order to protect residential amenity in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Garage Use Restriction

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) the integral garages within House Types 1, 2 and 3 hereby

permitted shall be used only for the parking of vehicles in connection with the residential use of the property.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Car Parking Allocation

5. Prior to the first occupation within Sub Zone 1A, details of the proposed allocation and marking of on-street car parking spaces associated with residential plots, visitors and parking for occupiers of Botany Terrace shall be submitted to and agreed in writing by the local planning authority. The approved details shall be operated from first occupation and retained thereafter.

Reason: To ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Kerb Lines

6. Notwithstanding the details shown on the plans listed by condition no. 1, prior to construction above ground level, details of kerb lines throughout the Sub Zone and visibility splays and speed reduction measures at road junctions shall be submitted to an agreed in writing by the local planning authority. The Sub Zone shall thereafter be constructed in accordance with the agreed details.

Reason: In the interests of highway and pedestrian safety in accordance with policies PMD2 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Permitted Development Rights

7. Notwithstanding the provisions of Schedule 2, Part 1 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected to the buildings hereby permitted without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the

Management of Development (2015).

8. Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no building/outbuilding, enclosure, swimming or other pool, container, veranda/balcony/raised platform shall be carried out on the site without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of visual amenity of the area in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

Informative:

Any works, which are required within the limits of the highway reserve, require the permission of the Highway Authority and must be carried out under the supervision of that Authority's staff. The Applicant is therefore advised to contact the Authority at the address shown below before undertaking such works to apply for a Section 278 Agreement.

Chief Highways Engineer,
Highways Department,
Thurrock Council,
Civic Offices,
New Road,
Grays,
RM17 6SL.

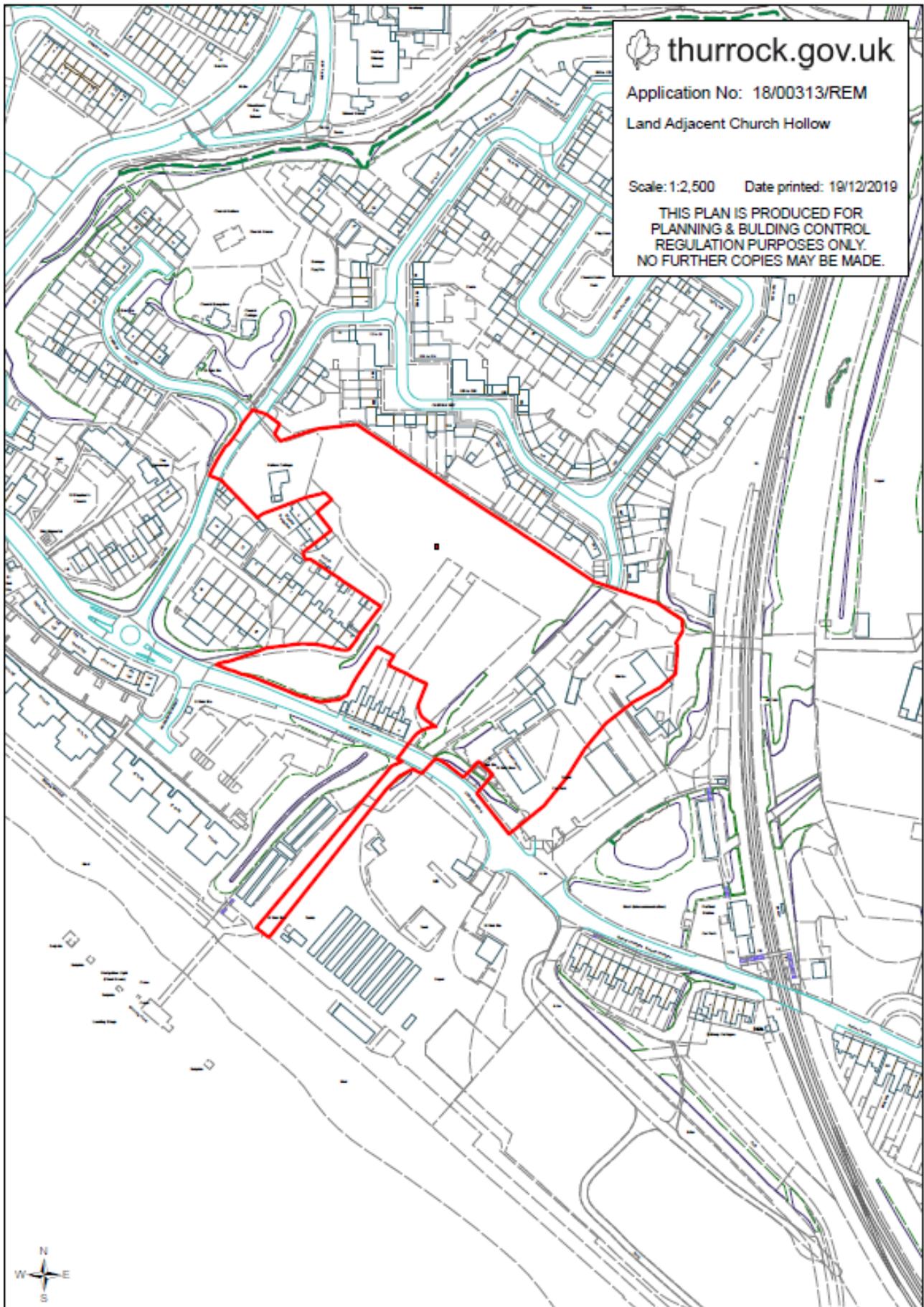
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement

The local planning authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the local planning authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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



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