

Reference: 17/01479/FUL	Site: East Tilbury Primary And Nursery School Princess Margaret Road East Tilbury RM18 8SB
Ward: East Tilbury	Proposal: To construct a new teaching block along with a single-storey extension, remodelling to the front entrance of the school, construction of a new single-storey entrance foyer and an all-weather sports surface to be provided where existing demountable classrooms are being removed.

Plan Number(s):		
Reference	Name	Received
101	Existing Elevations	31st October 2017
102	Existing Plans	31st October 2017
103	Other	31st October 2017
104	Other	31st October 2017
106	Existing Site Layout	31st October 2017
107	Existing Site Layout	31st October 2017
108	Location Plan	31st October 2017
109	Block Plan	31st October 2017
201	Proposed Elevations	31st October 2017
202	Proposed Plans	31st October 2017
203	Proposed Floor Plan Upper	31st October 2017
204	Proposed Floor Plan Lower	31st October 2017
205	Proposed Floor Plan Reception	31st October 2017
210	Materials schedule	31st October 2017
420	Proposed Parking Layout	25th May 2018

The application is also accompanied by:	
<ul style="list-style-type: none"> - Design and Access Statement - Flood Risk Assessment and Surface Water Drainage Strategy - Arboricultural Survey 	
Applicant: Ms Louise Coates	Validated: 31 October 2017 Date of expiry: 20 July 2018 [extension of time agreed with applicant]
Recommendation: Approve, subject to conditions.	

This application has been referred to committee because of the potential strategic implications associated with the development (in accordance with Chapter 5, Part 3(b) 2.1 (a) of the Council’s Constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission to create a new reception block on the north-eastern corner of the building, infilling part of an external amenity area. The extension is proposed to ease circulation areas and provide greater legibility over the school site. To the rear, a new community entrance with toilet facilities will make it easier for community use to be provided without disturbance to school operations.
- 1.2 The development would expand the school for an additional entry form, provide a 12-pupil Higher Needs Unit and reconfigure the entrance to allow for better separation between school and shared community use spaces.
- 1.3 It is also proposed to install a new multi-use games area in the southeast area of the site.
- 1.4 The key elements of the proposals are set out in the table below:

Site Area (Gross)	2.95 ha
Existing school floor area	3740 sq.m
Proposed extension floor area	955 sq.m

2.0 SITE DESCRIPTION

- 2.1 East Tilbury Primary and Nursery School comprises 25 class rooms and support facilities for 3-form entry as well as sports facilities which are shared with the community. The site is on the southern edge of the village of East Tilbury.

- 2.2 The site is situated in the southern part of the village bounded by open land and residential estates. A public open space separates the school grounds from Princess Margaret Road, the main north-south thoroughfare.
- 2.3 School buildings and hardstandings define most of the site, with an “adventure play area” in the northeast corner and a sports field appended to the southeast. The entire school site is within the Green Belt.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The following table provides the planning history:

Application Reference	Description of Proposal	Decision
01/00789/FUL	Extension to school's administration area	Approved
04/00734/FUL	Community hall for Junior and Infant schools, kitchen extension and new entrance.	Approved
04/01230/FUL	Classroom extension.	Approved
08/00133/TTGFUL	Demolition of existing demountable classroom and construction of a single storey building for use as a children's centre.	Approved
12/00468/FUL	Car Park Alterations and increase of parking provisions.	Approved
12/01083/FUL	Four single storey extensions with associated internal re-modelling together with a new entrance lobby as part of the amalgamation of the existing infant and junior school into new primary school.	Approved
14/00672/FUL	Extension to enlarge main entrance together with associated internal remodelling.	Approved
16/00270/FUL	Proposed classroom extension to replace dilapidated demountable.	Approved

4.0 CONSULTATION 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 and public site notice which has been displayed nearby. No comments have been received.

4.3 EDUCATION:

Support proposal.

4.4 EMERGENCY PLANNER:

No objection subject to conditions.

4.5 ENVIRONMENT AGENCY:

No objection.

4.6 ENVIRONMENTAL HEALTH:

No objection subject to conditions.

4.7 HIGHWAYS:

No objection subject to conditions.

4.8 HISTORIC BUILDING ADVISOR:

No objection.

4.9 HEALTH AND SAFETY EXECUTIVE:

Recommend refusal.

4.10 LANDSCAPE AND ECOLOGY ADVISOR:

No objection subject to conditions.

4.11 CADENT GAS:

There is apparatus in the vicinity of the proposal which may be affected.

5.0 POLICY CONTEXT

5.1 National Planning policy Framework

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the

Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- 4. Promoting sustainable transport
- 7. Requiring good design
- 8. Promoting healthy communities
- 9. Protecting Green Belt land
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

5.2 Planning Policy Guidance

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

- Conserving and enhancing the historic environment
- Design
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Travel plans, transport assessments and statements in decision-taking
- Use of Planning Conditions

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 also apply to the proposals:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

SPATIAL POLICIES

- CSSP4 (Sustainable Green Belt)

THEMATIC POLICIES

- CSTP12 (Education and Learning)

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP24 (Heritage Assets and the Historic Environment)

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD4 (Historic Environment)²
- PMD6 (Development in the Green Belt)²
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)
- PMD15 (Flood Risk Assessment)²
- PMD16 (Developer Contributions)²

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

5.3 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. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in 2018.

5.4 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 material considerations for this application are as follows:

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

I. THE PRINCIPLE OF THE DEVELOPMENT AND THE IMPACT UPON THE GREEN BELT

6.2 Under this heading, it is necessary to refer to the following key questions:

1. whether the proposals constitute inappropriate development in the Green Belt;
2. the effect of the proposals on the open nature of the Green Belt and the purposes of including land within it; and
3. whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development.

1. Whether the proposals constitute inappropriate development in the Green Belt

6.3 The site is identified on the LDF Core Strategy Proposals Map as being within the Green Belt where policies CSSP4 and PMD6 apply. Policy CSSP4 identifies that the Council will 'maintain the purpose function and open character of the Green Belt in Thurrock', and Policy PMD6 states that the Council will 'maintain, protect and enhance the open character of the Green Belt in Thurrock'. These policies aim to prevent urban sprawl and maintain the essential characteristics of the openness and permanence of the Green Belt to accord with the requirements of the NPPF.

6.4 Paragraph 79 within Chapter 9 of the NPPF states that the Government attaches great importance to Green Belts and that the *"fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence."* Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. The NPPF sets out a limited number of exceptions to this, namely:

- buildings for agriculture and forestry;
- appropriate facilities for outdoor sport, recreation and cemeteries;
- proportionate extensions or alterations to a building;
- the replacement of a building;
- limited infilling in villages; and
- the partial or complete redevelopment of previously developed sites whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

6.5 The existing buildings have been extended significantly since their original construction and therefore any further extension exceeds what would be proportional over the original. Consequently, the extensions comprise inappropriate development with reference to the NPPF and policy PMD6.

6.6 The multi-use games area is related to the use of land for outdoor sport or recreation. This is an appropriate use of land within the Green Belt and therefore complies with policy PMD6.

2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it

6.7 Having established that the proposals are inappropriate development, it is necessary to consider the matter of harm. Inappropriate development is, by definition, harmful to the Green Belt, but it is also necessary to consider whether there is any other harm to the Green Belt and the purposes of including land therein.

6.8 Paragraph 80 of the NPPF sets out the five purposes which the Green Belt serves as follows:

- A. to check the unrestricted sprawl of large built-up areas;
- B. to prevent neighbouring towns from merging into one another;
- C. to assist in safeguarding the countryside from encroachment;
- D. to preserve the setting and special character of historic towns; and
- E. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.9 In response to each of these five purposes:

A. to check the unrestricted sprawl of large built-up areas

6.10 The NPPF does not provide a definition of the term “large built-up areas”. However, the site has existing development to the north and can be considered as occupying a position on the edge of a large built-up area. The alterations to the entrances would result in a negligible change to the footprint of the buildings and by extension, sprawl. The new wing would be located on the north side of the school and thus relates well to the existing settlement. It is considered that the proposal would not result in the unrestricted sprawl of large built-up areas.

B. to prevent neighbouring towns from merging into one another

6.11 At a wider geographical level, the site forms part of the southern edge of the village with open land beyond. The proposed development would not result in the merging of towns.

C. to assist in safeguarding the countryside from encroachment

6.12 With regard to the third Green Belt purpose, the new wing would involve built development on what is currently an undeveloped play area. The term “countryside” can conceivably include different landscape characteristics (e.g. farmland, woodland, marshland, etc.) but the “adventure play area” has the character of a playground associated with the school. The alterations to the entrances would be located on areas of hardstanding with car parking and open land. It is considered that the

proposal would not constitute an encroachment of built development into the countryside.

D. to preserve the setting and special character of historic towns

- 6.13 The proposal would have no detrimental impact on the historic character of East Tilbury or on the East Tilbury Conservation Area.

E. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

- 6.14 Although in principle the development could occur in an area which would reuse derelict land, for practical purposes it is required within the envelope of the school and the entire site is Green Belt. On this basis it is considered that the development does not conflict with this defined purpose of the Green Belt.

- 6.15 In light of the above analysis, it is considered that the proposals would be not be contrary to any of the 5 purposes of including land in the Green Belt.

3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development

- 6.16 Neither the NPPF nor the Adopted Core Strategy provide guidance as to what can comprise 'very special circumstances', either singly or in combination. However, some interpretation of very special circumstances has been provided by the Courts. The rarity or uniqueness of a factor may make it very special, but it has also been held that the aggregation of commonplace factors could combine to create very special circumstances (i.e. 'very special' is not necessarily to be interpreted as the converse of 'commonplace'). However, the demonstration of very special circumstances is a 'high' test and the circumstances which are relied upon must be genuinely 'very special'. In considering whether 'very special circumstances' exist, factors put forward by an applicant which are generic or capable of being easily replicated on other sites, could be used on different sites leading to a decrease in the openness of the Green Belt. The provisions of very special circumstances which are specific and not easily replicable may help to reduce the risk of such a precedent being created. Mitigation measures designed to reduce the impact of a proposal are generally not capable of being 'very special circumstances'. Ultimately, whether any particular combination of factors amounts to very special circumstances will be a matter of planning judgment for the decision-taker.

- 6.17 With regard to the NPPF, paragraph 87 states that '*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*'. Paragraph 88 goes on to state that, when considering any planning application, local planning authorities "*should ensure that substantial weight is given to any harm to the Green Belt. 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*".

- 6.18 The applicant's Very Special Circumstances are assessed below:
- 6.19 There is an identified shortfall in school places in East Tilbury, with an additional 741 places required for the coming intake year rising to 944 for the school year commencing in 2021. Policy CSTP12 sets out the Council's commitment to education and learning in the community, including imbalances in supply and demand in primary education. The proposal would assist the Council in meeting these priorities, particularly as set out in policy subsections I (to maximise the benefit of existing investment), II (ensuring facilities meet current and future needs), III and IV (linking schools with other and community uses, i.e. sports and leisure facilities). This factor should be afforded very significant weight in the overall balance of considerations.
- 6.20 The current building slightly exceeds the national standards for facilities for a 3-form entry. However, it falls short of the requirement for a 4-form entry. The proposal would see an expansion of the school to meet current standards for a school of this size and the additional students comfortably accommodated. The proposal has been designed to comply with Building Bulletin 99 (2nd edition) guidance which outlines the minimum building requirements for schools. Without these works, the additional student numbers could not be accommodated. This factor should be afforded very significant weight in the overall balance of considerations.
- 6.21 The works would also improve the circulation of the school and facilitate internal layout improvements. The alterations to access to the communal areas will improve safeguarding without loss of amenity to residents using the facilities. This should be afforded limited weight in the overall balance of considerations.
- 6.22 As ever, in reaching a conclusion on Green Belt issues, a judgement as to whether the harm is clearly outweighed must be reached. In this case there is harm to the Green Belt with reference to inappropriate development. Several factors have been promoted by the applicant as 'very special circumstances' and it is for the Committee to judge:
- i. the weight to be attributed to these factors;
 - ii. whether the factors are genuinely 'very special' (i.e. site specific) or whether the accumulation of generic factors combine at this location to comprise 'very special circumstances'.
- 6.23 Taking into account all Green Belt considerations, Officers are of the opinion that the identified harm to the Green Belt is clearly outweighed by the accumulation of factors described above, so as to amount to the very special circumstances justifying inappropriate development.

II. DESIGN AND APPEARANCE

- 6.24 The development would be in keeping with the general design and appearance of the existing school complex. The building would be finished externally with materials to reflect the existing school buildings, comprising smooth coloured render and facing brickwork and aluminium framed windows.

- 6.25 In summary under this heading, the development complies with policies PMD2, CSTP22 and CSTP23 and associated design guidance. There are no detrimental impacts to neighbouring properties in accordance with policy PMD1.

III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.26 The proposal includes ancillary works to car parking and the circulation of vehicles through the site.
- 6.27 It is proposed to widen the public car park adjacent to Princess Margaret Road to increase the total number of spaces. A new entrance would be formed at the north western boundary, just south east of the crossing, and the centre access blocked so that traffic would become one way through the car park. New street trees would be incorporated into the scheme as well as landscaping between the car park and the cycle path. Manoeuvring within the school site will be improved with a “banjo” at the front entrance to improve accessibility to school buses and private cars. The public car park is outside the application site “red outline” however the Council own the land and have agreed the works in principle. An indicative plan has been agreed by the Council’s Highway Officers and details would need to be subject to condition.
- 6.28 The proposal complies with policies PMD8 and PMD9.

IV. LANDSCAPING

- 6.29 The proposal includes new landscaping adjacent to the highway as described above and as shown on the indicative plans submitted with the application. Because the proposal is entirely within the school site, it is considered that there are no detrimental impacts to the landscape character of the wider area.
- 6.30 The Council’s Historic Environment Advisor has considered the proposals and raised no objection.

V. EFFECT ON NEIGHBOURING PROPERTIES

- 6.31 The nearest point of the extension would be more than 30m from the nearest boundary with a residential property. This is sufficient that there would be no impact on privacy or amenity through overbearing, overshadowing or loss of outlook. The MUGA is not in proximity to any residential properties. The proposal complies with policy PMD1.

VI. FLOOD RISK

- 6.32 The proposal is subject to both the Sequential Test and Exception Test.
- 6.33 The entire school grounds are within Flood Zones 2 and 3. There is no available location for the extension which is outside of these zones. The sequential test is satisfied.

- 6.34 Subject to finished floor levels being no lower than existing, the proposal is considered to be safe for the lifetime of the development. The proposed drainage strategy would ensure no residual risk of flooding offsite from the loss of permeable ground. The exception test is satisfied.
- 6.35 The proposal also requires a Flood Warning and Evacuation Plan which can be secured via condition. The proposal is therefore considered to comply with policy PMD15.

VII. OTHER MATTERS

- 6.36 There is a high pressure gas line running to the southeast of the playing field. Half of the playing field, divided roughly diagonally, is in the inner consultation zone for the Health and Safety Executive, the public sports ground and half of the existing school is in the outer consultation zone. The site of the extension and most of the front entrance alterations are outside the consultation zone and the rear entrance alterations are within the outer consultation zone.
- 6.37 The Health and Safety Executive has reviewed the proposals and have advised that they would object to any proposal which would increase the population on the site entire by more than 10%. It is proposed to increase the numbers of students and staff by approximately 33%.
- 6.38 This will necessarily increase the numbers accessing areas of the school used for mealtimes and assemblies which are located within the outer consultation area. But for the majority of the day, the population within the consultation area will not increase.
- 6.39 There is clearly a long-standing existing risk to occupiers of the school site. Although the numbers of additional students and staff on site resulting from the expansion is greater than the threshold for the Health and Safety Executive's algorithm, on balance it is not considered that there is a significant increase in risk accruing to justify refusal.
- 6.40 In coming to the above conclusion, it is important to stress that the Health and Safety Executive have determined not to exercise their authority to request a call in to the Secretary of State.

7.0 CONCLUSIONS

- 7.1 The principle issue for consideration in this case is the assessment of the proposal against planning policies for the Green Belt and whether there are very special circumstances which clearly outweigh harm such that a departure from normal policy can be justified. The extensions are 'inappropriate development' in the Green Belt. Substantial weight should be attached to this harm in the balance of considerations.

- 7.2 A number of considerations have been promoted as comprising very special circumstances which could outweigh the harm to the Green Belt. The weight which can be attached to these factors is considered in detail in the paragraphs above. Although one of the considerations attracts limited weight, the other factors should be afforded very significant weight in the Green Belt balance. On balance, and as a matter of judgement, it is concluded on this point that the case for very special circumstances clearly outweighs the in principle harm to the Green Belt.
- 7.3 Visual amenity would be preserved as the building works are considered appropriately designed and finished and landscaping can be agreed via condition. There are no near neighbours to be affected by the building works.
- 7.4 There is no risk of flooding from the proposal but concerns have been raised from the Health and Safety Executive that the proposal has the potential to increase populations within consultation distance of a gas line. The new schoolrooms will be outside the consultation zone and there are insufficient planning reasons to refuse the application on this basis.
- 7.5 Traffic flow around the site is suboptimal, a state which would be exacerbated by the additional pupils. Plans have been agreed which would improve the public parking area adjacent the highway and internal traffic manoeuvring. This represents a net benefit from the proposal.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following planning conditions:

Standard 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):		
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101	Existing Elevations	31st October 2017
102	Existing Plans	31st October 2017
103	Other	31st October 2017
104	Other	31st October 2017

106	Existing Site Layout	31st October 2017
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108	Location Plan	31st October 2017
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203	Proposed Floor Plan Upper	31st October 2017
204	Proposed Floor Plan Lower	31st October 2017
205	Proposed Floor Plan Reception	31st October 2017
210	Materials schedule	31st October 2017
420	Proposed Parking and Flow	25th May 2018

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].

Matching Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with those shown on Plan 210 unless agreed in writing by the Local Planning Authority.

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

Car parking / flow and street trees/planting

4. The parking scheme including landscaping and works to circulation shown on plan 420 (dated 25 May 2018) shall be carried out as approved prior to first occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority.

Details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same

place, unless the local planning authority gives its written consent to any variation.

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Flood Warning and Evacuation Plan [FWEP]

5. Prior to the first operational use of the development hereby approved, a Flood Warning and Evacuation Plan [FWEP] for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Plan shall be implemented, shall be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

Reason: To ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Flood Risk Assessment

6. The construction of the development hereby approved shall accord with sections 3.3-3.9 of the submitted Flood Risk Assessment.

Reason: To ensure that adequate flood protection measures are installed for the safety of the building and for the safety of all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Construction Environmental Management Plan [CEMP]

7. No construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority. The CEMP should contain or address the following matters:
 - (a) Construction hours and delivery times for construction purposes demonstrating noisy works limited to 08.00-18.00 Monday – Friday and 08.00-13.00 on Saturdays with no noisy works on Sundays or Public Holidays;
 - (b) Vehicle haul routing in connection with construction, remediation and engineering operations;
 - (c) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site;
 - (d) Details of construction access;

- (e) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
- (f) Details of any temporary hardstandings;
- (g) Details of temporary hoarding/boundary treatments;
- (h) Water management including waste water and surface water discharge;

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

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

Travel Plan

8. Prior to the first use of the development hereby approved, an updated school travel plan shall be submitted to and approved by the Local Planning Authority. This travel plan shall be in the format of the Mode Shift STARS online School Travel Plan application or other approved travel plan monitoring system. Once agreed, the travel plan shall be utilised for the entire time the development is put to use and regularly updated.

Reason: In the interests of highway safety and amenity and to ensure that the proposed development provides for safe pedestrian and vehicular movements in accordance with policies PMD2 and PMD9 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

INFORMATIVES:

Health & Safety Executive

1. The applicant is advised that the Health and Safety Executive has raised an objection to the proposal. Therefore, although it has been considered that there are insufficient planning reasons to refuse the scheme, the applicant must satisfy themselves that the risks are acceptable before implementing any permission.

Positive and Proactive Statement

2. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in 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:

<http://regs.thurrock.gov.uk/online-applications>



 thurrock.gov.uk

Application No: 17.01479/FUL

East Tilbury Primary and Nursery School

Princess Margaret Road

Scale: 1:2,500

Date printed: 02/07/2018

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