

<p>Reference: 19/01814/OUT</p>	<p>Site: Tremorgan Sandown Road Orsett Essex RM16 3DD</p>
<p>Ward: Orsett</p>	<p>Proposal: Outline planning permission with all matters reserved for the construction of up to 10 residential dwellings with associated amenity space and parking</p>

Plan Number(s):		
Reference	Name	Received
2037/L1	Location Plan	13 December 2020
2037/1 Rev B	Proposed Site Layout (Indicative)	9 January 2020
2037/2	Proposed Plans and Elevations – House Type A (Indicative)	9 January 2020
2037/3	Proposed Plans and Elevations – House Type B (Indicative)	9 January 2020
2037/4 Rev A	Proposed Plans and Elevations – House Type C (Indicative)	9 January 2020
2037/5 Rev A	Ground Floor Plan and Elevations – House Type D (Indicative)	9 January 2020
2037/6	Street Scene – Houses 8 -11 (Indicative)	9 January 2020
2037/7	Plans and Elevations – Garages (Indicative)	9 January 2020

The application is also accompanied by:

- Design and Access Statement

<p>Applicant: Mr John Appleby</p>	<p>Validated: 8 January 2020 Date of expiry: 14th August (Extension of time)</p>
<p>Recommendation: Refuse planning permission</p>	

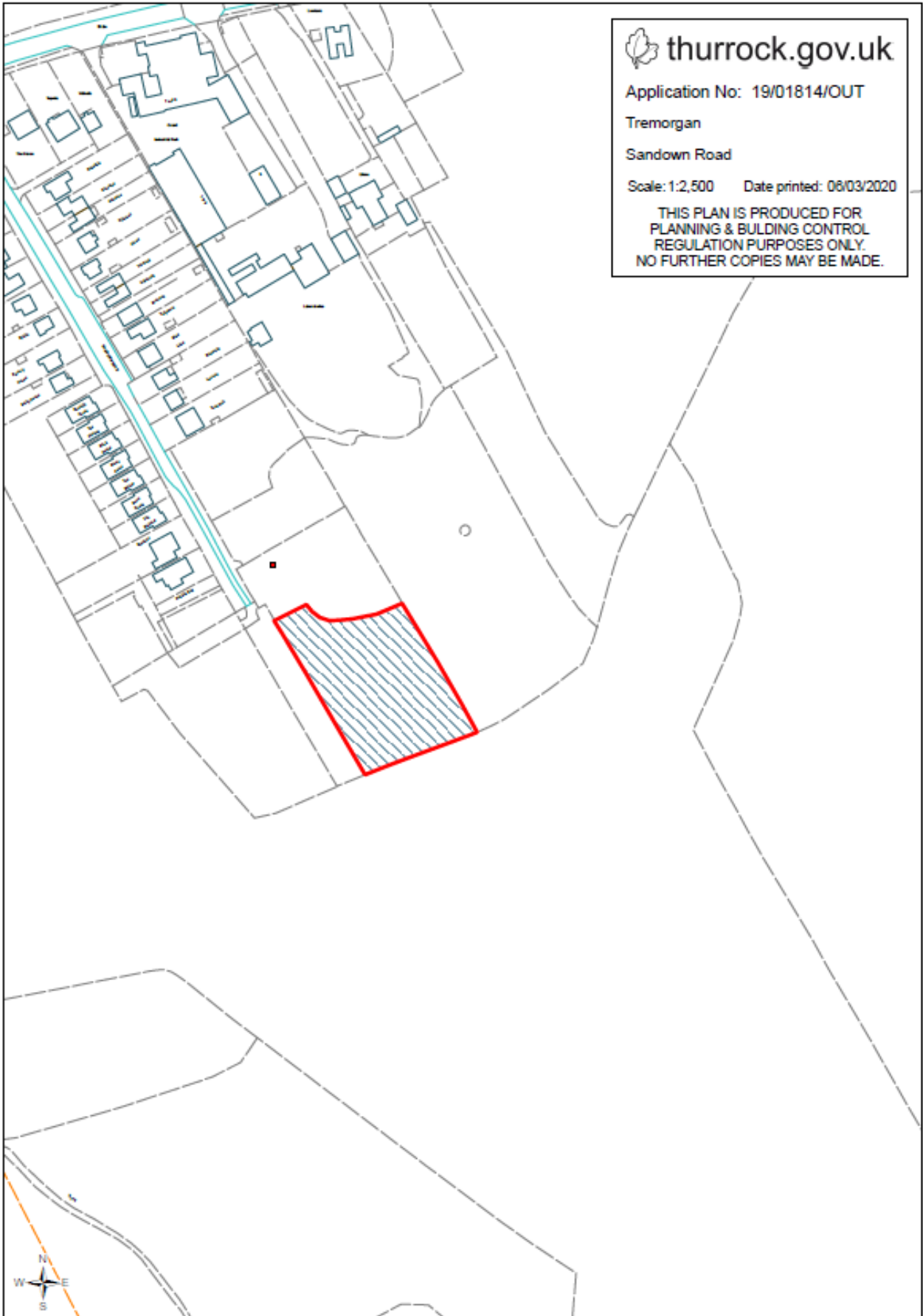
1.0 BACKGROUND

- 1.1 Consideration of this application was deferred at the 19 March 2020 Planning Committee meeting to enable a site visit to take place. Members visited the site 29 July 2020.
- 1.2 The application remains recommended for refusal on the basis of reasons 1, 2 and 4 as set out in the attached report. As verbally updated at the last meeting, the applicant supplied additional information to address the third reason for refusal.
- 1.3 In relation to reason 3, the applicant provided additional information (in the form of an updated Flood Risk Assessment and drainage plan) to address the holding objection from Essex County Council Flood Risk Team. The Flood Risk Team has responded to confirm they have removed their holding objection and now do not object to the proposal, subject to conditions being imposed on any consent granted.
- 1.4 There were an additional six objections received, which were updated verbally at the previous planning committee meeting also. The matters raised were:
 - Access to Site
 - Additional Traffic
 - Environmental Pollution
 - Loss of Amenity
 - Possible Excessive Noise
 - Out of character
 - Harm to wildlife
- 1.5 There has been a petition signed by 22 residents, received on 20 March 2020, this was to object to the proposed development, no other detail was included on the petition. A further letter of objection received from a local resident addressed to the Director was also received, with photos which focused on the history of Sandown Road and the development which has occurred on the road already, loss of wildlife and the fact that the site is not previously developed land.
- 1.6 There was also a letter of support received on 23 June 2020, This letter did not object to the proposal as the letter indicated the proposal would provide much needed housing in the area. The comment also noted that they would want to develop their land nearby should this application be approved.
- 1.7 Paragraph 6.19 of the original report needs to be updated to the following:

In 2013 a written ministerial statement confirmed that the single issue of unmet housing demand was unlikely to outweigh GB harm to constitute the very special circumstances justifying inappropriate development. This position was confirmed in a further ministerial statement in 2015 and was referred to in previous iterations of NPPG. However, the latest revision of the NPPF (2019) does not include this

provision and the corresponding guidance in NPPG has also been removed. Nevertheless, a very recent appeal decision (ref. APP/Q4625/W/19/3237026) referred specifically to this point and considered that “even so, unmet need on its own, is highly unlikely to amount to very special circumstances”. Accordingly the very significant benefit of the contribution towards housing land supply would need to combine with other demonstrable benefits to comprise the very special circumstances necessary to justify inappropriate development.

- 1.8 Whilst the additional information and amendments have resolved reason 3, reasons 1, 2 and 4 remain unresolved. The additional information does not outweigh the identified harm in terms of the impact upon the Green Belt and the character of the area. Therefore the recommendation remains to refuse the application for reasons 1, 2 and 4.
- 1.9 A copy of the original report presented at the 19 March 2020 meeting is attached.



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Tremorgan
Sandown Road
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