

<p><b>Reference:</b> 20/00905/FUL</p>	<p><b>Site:</b> Land Part Of St Cleres Hall Adjacent To James Court Stanford Road Stanford Le Hope Essex</p>
<p><b>Ward:</b> Stanford Le Hope West</p>	<p><b>Proposal:</b> Demolition of existing barns and construction of building containing five apartments with associated hardstanding and landscaping (resubmission of 18/00984/FUL - Erection of a terrace of 4no. residential dwellings with associated hardstanding and landscaping following demolition of existing buildings)</p>

Plan Number(s):		
Reference	Name	Received
3726_PL01a	Existing Site Plan	19 August 2020
3726_PL02a	Existing Outbuildings	21 July 2020
3726_PL03b	Proposed Floor Plans	19 August 2020
3726_PL04c	Proposed Elevations	19 August 2020
3726_PL05e	Proposed Site Plan	22 September 2020
3726_PL06	Volume Comparison	21 July 2020
3726_PL07b	Existing & Proposed Green Space Comparison	25 September 2020
3726_PL08a	Proposed Roof Plan	19 August 2020
3726_PL09a	Refuse Access	22 September 2020
3726_PL10	Fencing Location	11 January 2021

The application is also accompanied by:

- Design and Access Statement
- Planning Statement
- QC Planning Submission Opinion
- Photos of fence

<p><b>Applicant:</b> Mr R Lyon</p>	<p><b>Validated:</b> 22 July 2020 <b>Date of expiry:</b> 15 February 2021 (Extension of</p>
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time agreed with applicant)

**Recommendation:** Grant planning permission, subject to conditions and s106 agreement

This application is scheduled for determination by the Council's Planning Committee because it has been called in by Cllrs S Hebb, T Piccolo, D Huelin, A Watkins and J Halden (in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (d) (ii) to assess the impact of the proposal on the amenity of the local area.

## 1.0 BACKGROUND

- 1.1 Consideration of this application was deferred at the 22 October 2020 Planning Committee meeting to enable a site visit to take place. Members visited the site on 17 December 2020. The application was deferred again at the 7 January 2021 Planning Committee meeting to allow the applicant to supply additional information regarding access and parking at the site.
- 1.2 The application remains recommended for approval subject to conditions and s106 as set out in the attached report.
- 1.3 A copy of the original report presented at the 22 October 2020 meeting is attached.

## 2.0 FURTHER INFORMATION REGARDING ACCESS AND PARKING

### I. ACCESS

- 2.1 The access to the proposed development is from St James Court to the south as is the case for the other properties within the wider development. Concerns have been raised by Members regarding vehicles accessing the site from an existing dropped kerb on the spur road to London Road near to the junction with Stanford Road.
- 2.2 There is an existing right of way for the adjacent residential property (No 1 Cleres' Cottage) which is accessed via the spur road off London Road which provides vehicular access for a garage and shared vehicular rear access. This existing right of way cannot be altered as part of the current proposal as it is outside the red line of the application site. The Council cannot control vehicles using this existing access as it is outside of the applicant's control. It may be that delivery drivers use this access and then walk to the new properties that front London Road. However, it is not within the gift of the Council or the applicant to prevent this, this is a matter for the residents who have the right of way to address.

- 2.3 However, to address the concerns raised by Members, the applicant has erected a knee high rail wooden fence around the boundary of the site which is within their ownership. Therefore, the area to the front of the recently built properties and the application site cannot now be accessed by vehicles. This will prevent vehicles accessing the properties via the spur road from London Road.
- 2.4 The refuse collections from properties at the site would be from the rear access from St James Court.

**II. PARKING**

- 2.5 The level of parking provision is in accordance with the requirements of the Council’s Highway Officers, with 1 space per unit and a visitor space. The remainder of the site will be made up once development is completed and there is potential for additional parking to take place in and around the wider site.
- 2.6 The creation of further formalised areas of hardsurfacing for parking would harm the character and openness of the Green Belt, the street scene and potentially harmfully impact upon the nearby listed building. Accordingly it is considered the level of parking is acceptable for the proposed development.

**3.0 RECOMMENDATION**

- 3.1 Approve as set out the recommendation section of the report attached as Appendix 1, but with the below list of plan numbers in Condition 2:

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**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](http://www.thurrock.gov.uk/planning)

