



TOWN AND COUNTRY PLANNING ACT 1990  
(as amended) Town and Country Planning  
(Development Management Procedure) (England) Order 2010

Applicant: Mr Terence Hedges  
10 Bonner Walk  
Chafford Hundred  
Grays  
RM166PW  
United Kingdom

Application Ref: 20/00979/FUL  
Date Accepted: 1st October 2020

Date of Decision: 15th December  
2020

## **Grant of Full Planning Permission**

**Development at:** Highway Land Adjacent All Saints Church Drake Road Chafford  
Hundred Grays Essex

**Proposal:** The placement of a mobile converted London taxi to be used as hot drinks and cold food business

**Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:**

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

### PLANS

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

#### Plan Number(s):

Reference	Name	Received
1359 - 01	Existing Site Layout	29th September 2020
1359 - 02	Proposed Site Layout	29th September 2020

Reason: For the avoidance of doubt and the interest of proper planning.

### USE

- 3 The converted London Taxi Cab shall only be used for the purposes of selling hot drinks and incidental cold foods to take away only and for no other purposes.

Reason: In order to define the scope of the planning permission and in the interests of neighbour and local amenities and to ensure that the development remains integrated with its immediate surroundings as required by policies PMD1, PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

#### HOURS OF OPERATION

- 4 The London Taxi Cab coffee facility shall only be open to customers during the following times 0800 hours and 1800 hours Mondays to Sundays. The converted London Taxi Cab shall be brought to the site no more than 30 minutes prior to these operating times, and shall remain on the site for no longer than 1 hour beyond its permitted operating times. Any times outside of these periods the converted London Taxi Cab shall not be parked or left on the application site.

Reason: In the interests of neighbour and visual amenities, and to ensure that the development remains integrated with its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

#### Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

#### Policies that were taken into consideration when determining this application:

CSTP22 - Thurrock Design  
CSTP23 - Thurrock Character and Distinctiveness  
PMD1 - Minimising Pollution and Impacts on Amenity  
PMD2 - Design and Layout  
PMD8 - Parking Standards  
PMD9 - Road Network Hierarchy



Assistant Director Planning,  
Transport And Public Protection

Date: 15th December 2020

#### Informative(s):-

1. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and

subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 The applicant's attention is drawn to the fact that no consideration, consent or permission has been granted for any advertisement, banners or lighting associated with the proposed use which may require separate permission or consent for the Local Planning Authority.
- 3 The applicant's attention is drawn to the response from the Environmental Health officer dated 18/11/202 which advised that the business should be registered with the Thurrock Council Food Team.
- 4 The applicant's attention is drawn to the Highways consultation responses dated 9/11/2020 which advised that whilst it has no objections to the proposed use, this is subject to statutory utilities being satisfied with its location and that it does not interfere with any of their assets.

## **Important Information**

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.



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## **BUILDING CONTROL**

### **You have been granted Planning permission for your project, but what next?**

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

### **Who needs building control and why?**

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: [Building.control@Thurrock.gov.uk](mailto:Building.control@Thurrock.gov.uk)

Phone: 01375 652655

