

Reference: 21/01804/FUL	Site: Beauchamp Place Malvern Road Grays RM17 5TH
Ward: Little Thurrock Rectory	Proposal: Removal of existing stables building and erection of communal dayroom (on different part of the land) and variation to layout of part of the site approved under 19/01635/CONDC [Revised Plans]

Plan Number(s):		
Reference	Name	Received
J003749-DD-01-A	Location Plan	20th October 2021
J003749-DD-02-A	Existing Site Layout	20th October 2021
J003749-DD-03-A	Proposed Site Layout	27th May 2022
J003749-DD-04	Proposed Plans	27th May 2022
J003749-DD-05	Proposed Plans	27th May 2022

The application is also accompanied by:	
- Covering letter / Supporting Statement	
Applicant: Mr J O'Connor	Validated: 27 October 2021 Date of expiry: 22 August 2022 (Extension of time agreed)
Recommendation: To Approve	

1.0 DESCRIPTION OF PROPOSAL

- 1.1 The application seeks permission for a larger communal dayroom on the site which has permanent permission as a gypsy traveller site for named occupiers. The proposed dayroom would measure 14.2m in width by 8.1m in depth by 4.5m in height (eaves 2.9m) with a pitched roof with clipped hips. The proposed floorplan indicates the building would accommodate a central open TV room which would lead to a kitchen/utility room, a rehabilitation room, a bathroom, a study room and a disabled bathroom.
- 1.2 To allow space for the provision of the dayroom the site layout approved under condition discharge application 19/01635/CONDC is required to be amended.

These changes comprise the pitches on the eastern side of the plot being moved closer together, and the pitch that was to the west of the site is now to the north, in the location of the previously demolished stables. This allows the dayroom to be located adjacent to the entrance to the site.

2.0 SITE DESCRIPTION

2.1 The site is located on the eastern side of Malvern Road, adjacent to No. 51- 63 Malvern Road and to the south alongside the flank of the No 73 Malvern Road and further south alongside existing open land. To the east of the site runs the A1089. With the exception of the properties on Malvern Road the land around the site is relatively open. The site is designated as being within the Metropolitan Green Belt.

2.2 The site is as at a maximum approximately 155 metres in length and 55 metres in width. The site is approximately rectangular in shape. An area in the southern part of the site (not affected by this permission) is covered by a TPO – 2/2013.

3.0 RELEVANT PLANNING HISTORY

Application Reference	Description of Proposal	Decision
13/00574/FUL	Use of land to provide 5 pitches for Gypsy/Traveller families a total of 5 mobile homes, 5 touring caravans and 5 day rooms	Refused – Allowed on appeal.
15/01403/CONDC	Discharge of condition 5i) (Site Development Scheme) pursuant to planning appeal decisions: APP/M1595/C/13/2208476, 2208477, 2208478, 2208479 & 2208480, and Condition 6i) (Site Development Scheme) pursuant to planning appeal decision APP/M1595/C/13/2208738	Details approved
18/01802/FUL	Use of land to provide 5 pitches for Gypsy / Traveller families a total of 5 mobile homes, 5 touring caravans and 1 dayroom	Refused – Allowed on appeal
19/01635/CONDC	Application for the approval of details reserved by condition nos. 6 (Site Development Scheme) and 7 (Schedule of Maintenance) of planning permission ref. 18/01802/FUL (Use of land to provide 5 pitches for Gypsy / Traveller families a total of 5 mobile homes, 5 touring caravans and 1 dayroom).	Details 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 individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Two letters of objection have been received (to the original plans) raising concerns about:

- Access to the site across an unmade accessway
- Bin store
- Intensified use of site

One letter of support has been received from the applicant citing:

- The building will be important to assist with occupiers of the site who have disabilities and provided physiotherapy facilities and improved washing facilities.

At the time of drafting this report no responses have been received in relation to the revised consultation exercise that has been undertaken. Any comments received following publication will be updated at the meeting.

4.3 LANDSCAPE AND ECOLOGY ADVISOR:

No objections.

ENVIRONMENTAL HEALTH:

4.4 No objections – Conditions suggested if permission were to be granted.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

The revised NPPF was published on 20 July 2021. Paragraph 11 of the Framework sets out 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 date¹, 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 proposed²; 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.

¹ 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 ...

² 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.

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:

- 11. Making effective use of land
- 12. Achieving well-designed places
- 13. Protecting Green Belt land
- 15. Conserving and enhancing the natural environment

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:

- Determining a planning application
- Green Belt
- Housing needs of different groups
- Use of Planning Conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

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

Spatial Policies:

- CSSP4 (Sustainable Green Belt)

Thematic Policies:

- CSTP3 (Gypsies and Travellers)
- 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)
- PMD6 (Development in the Green Belt)
- PMD7 (Biodiversity, Geological Conservation & Development)
- PMD8 (Parking Standards)

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.

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.

6.0 ASSESSMENT

The assessment below covers the following areas:

- I. Principle of Development
- II. Design, Character and Layout
- III. Effect on Neighbouring Properties
- IV. Traffic, Access and Car Parking
- V. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

6.1 The site is identified on the Core Strategy Proposals Map as being within the Green Belt where policies CSSP4 and PMD6 apply. Policies CSSP4 and PMD6 state 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 Under the heading of Green Belt considerations it is necessary to refer to the following key questions:

- i. whether the proposals constitute inappropriate development in the Green Belt;
- ii. the effect of the proposals on the open nature of the Green Belt and the purposes of including land within it; and
- iii. whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances (VSC) necessary to justify inappropriate development.

i. Whether the proposals constitute inappropriate development in Green Belt

- 6.2 Paragraph 137 within Chapter 13 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 147 of the NPPF states that *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. Paragraph 148 goes on to state that local planning authorities should ensure that “substantial weight” is given to any harm to the Green Belt and that VSC will not exist unless the potential harm to the Green Belt by way of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.3 With reference to proposed new buildings in the Green Belt, paragraph 149 confirms that a Local Planning Authority should regard their construction as inappropriate, with the following exceptions:
- a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the GB and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the GB, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 6.4 The applicant’s Cover Letter originally submitted sets out their reason for the building. It states that:

Whilst the proposal itself comprises the erection of a building within the Green Belt, and would normally be considered inappropriate development within the Green Belt, it does in fact fall within the exceptions set out within Paragraph 149 of the NPPF, specifically part (g) ...

As previously established, the site comprises Previously Developed Land [PDL], and therefore benefits from the ability to be partially or completely redeveloped, provided that there would not be a greater impact on the openness of the Green Belt or where the development would contribute to meeting an identified affordable housing need. It is noted that the latter point can be disregarded given the application proposal being for a dayroom.

As a part of the application proposal, the existing stables have been demolished, and therefore the built form of the existing stables and its impact upon the openness of the Green Belt, and so this would counterbalance the impact of the proposed dayroom. The replacement of the stables with the dayroom as proposed is considered to have no greater impact upon the openness of the Green Belt, and therefore is a material consideration of significant weight in favour of the proposed development.

In addition to the details of the proposal itself, there exists further Very Special Circumstances to justify the development. As established during the previous appeal proceedings, the occupants of the site have significant medical issues which are a material consideration in determining the application. These considerations have been factored into the design of the dayroom...

The applicant's cover letter also notes:

*The principle of providing a dayroom for the occupants of this site has been established as acceptable through determination of the previous appeal scheme which included a **smaller size dayroom** [emphasis added] **and** was allowed.*

- 6.5 In respect of the above, it should be noted that permission for the use of the site as a permanent gypsy and traveller site was granted in 2019, at appeal. Prior to this, at appeal in 2015 permission was granted for a temporary use, after which time, the use of the land for a traveller site was supposed to cease and the land be returned to open Green Belt. The 'existing stable' was allowed to remain on site by the 2015

appeal decision (the 2015 condition discharge application showed details of the stable) and also by the 2018 consent granted at appeal. The revisions of the plans, show the provision of a single day room on the site – the new day room -rather than the new day room and the day room previously approved in the 2018 appeal.

6.6 Although the stable has been demolished by the current occupiers (the owner considers this to have taken place in winter 2021, although Council aerial photos put this as before 31st May 2021) the NPPF defined PDL as “*Land which is **or was occupied by a permanent structure...***” The table below sets out the figures in relation to the size of the stables and day room buildings:

	Area (m ²)	Volume (m ³)	Width (max – m)	Depth (max - m)	Height (max - m)
Stable	72	289	17.9	5 (L shape)	4 (flat roof)
Previously consented day room	47	130	9.2	4.6	2.2 (pitch) 2.9 (eaves)
New Day room	116	348	8.1	14.2	4.5 (pitch) 2.9 (eaves)
Difference	-3m ²	-71m ³	-	-	-
Percentage difference	2.5% decrease	17% decrease	-	-	-

6.7 Accordingly, as a result of the revisions to the application, the mass and volume of built development across the site would decrease from what could exist on the site as a result of the appeal decision. There is also some argument that, whilst the proposed day room is larger, individually than either the stable building or the previously approved day room, the proposal would represent a single building, whereas two buildings could be provided across the site; and two resulting buildings spread or located across the site would arguably have a greater impact upon the openness of the Green Belt that this single building in the location indicated in the revised plans.

6.8 Subject to conditions to ensure that only the dayroom built as part of this consent is built, the development would be considered to be in accordance with part (g) of Paragraph 149.

6.9 In light of the above, the proposal accords with the NPPF and Policy PMD6 and CSSP4 of the Core Strategy.

Other Matters

- 6.10 The planning agent has put forward that the Planning Policy for Traveller Sites (PPTS), para 26 states that LPAs should attach weight to 'promoting opportunities for healthy lifestyles for children on traveller sites. The proposal would allow space for rehabilitation for occupiers of the site; health needs were part of the VSC case for allowing the owners to occupy the site at appeal. The plans also show a study room which is important for the children on the site to be able to continue and support their studies.
- 6.11 In terms of human rights; the applicant's individual rights under the European Convention on Human Rights (ECHR) must be balanced against the wider public interest including the protection of the Green Belt from inappropriate development. Local and national planning policies which aim to regulate development and protect the Green Belt apply with equal forces to the whole population. As the development complies with Policy PMD6 and the NPPF there is no conflict in this regard.
- 6.12 Article 8, affords a person the right to respect for their private and family life, their home and their correspondence. Article 8 also imposes a positive obligation to facilitate the Gypsy way of life to the extent that the vulnerable position of Gypsies as a minority group means that some special consideration should be given to their needs and different lifestyle in the regulatory planning framework and in reaching decisions on particular cases. Article 8 is a qualified right that requires a balance between the rights of the individual and the needs of the wider community. This is no conflict in this regard.
- 6.13 The Supreme Court has unanimously held that the best interest of the child has to be considered and given paramount weight as part of the assessment of proportionality under Article 8. The Council is clearly sympathetic to the needs of the occupier and this permission would not interfere with these rights.

Green Belt Conclusions

- 6.14 Under the heading considerations, given the revisions to the scheme during the course of the application it is concluded that the proposals now comprise appropriate development. Consequently, the development would be acceptable in principle and as discussed in the report, there is some value in consolidating the built form on the site.

II. DESIGN, CHARACTER AND LAYOUT

- 6.15 Policy PMD2 of the Core Strategy requires that all design proposals should respond to the sensitivity of the site and its surroundings and must contribute positively to

the character of the area in which it is proposed and should seek to contribute positively to local views, townscape, heritage assets and natural features and contribute to the creation of a positive sense of place.

- 6.16 Policy CSTP22 of the Core Strategy indicates that development proposals must demonstrate high quality design founded on a thorough understanding of, and positive response to, the local context.
- 6.17 The relocation of the plots within the site is not considered to be unacceptable, as it would move some of the plots further north within the site and bring them closer together.
- 6.18 The design of the proposed day room is straightforward and the design, per se is acceptable. Whilst it is relatively large, given the analysis in the Green Belt section earlier in the report, it is not considered it would be possible to object to the proposals on floor area grounds. The plans also show the open area to the south of the site is to be retained and there would be no further southern incursion. A condition is suggested to ensure the landscaping shown on the plans is carried out in the planting season following the commencement of development.

III. EFFECT ON NEIGHBOURING PROPERTIES

- 6.19 The proposed dayroom is to be used by the existing occupiers of the site, rather than to allow further occupation of the site. Accordingly, in absolute terms, it should not lead to an intensified use of the wider site.
- 6.20 The dayroom would be located where presently a mobile home is located. As the dayroom would be a more permanent structure, there may be some benefit to nearby neighbours as it would have a more solid appearance than the mobile home and would allow less transmission of sound. It is not therefore considered that this would be harmful. The reorganisation of the other plots would see one mobile home 'replace' the stables at the northern end of the site, it is considered there is suitable distance from the closest property (no 53) for this to not result in a material impact on those occupiers.
- 6.21 The changes to the layout of the east of the site are not considered to materially impact on the nearby neighbours and the application would comply with Policy PMD1 with regards neighbour amenity impacts.

IV. TRAFFIC, ACCESS AND CAR PARKING

- 6.22 The proposal would not result in any changes to the access arrangement to the site and ample space would exist off the public highway for vehicle parking. No

objection is raised on these grounds and the application would comply with Policies PDM2 and PMD8 with regard to highway matters.

V. OTHER MATTERS

- 6.23 The comments from residents about the access are noted, however this matter has been considered in the past, and the Planning Inspector did not raise any objection to the access point. The ownership of the access to the site and matters connected to that would be a civil matter between neighbours.
- 6.24 The site has permission to be occupied by five named families and, when permission was first granted only the applicant and his close family were in occupation, it is likely that a lower level of activity would have been in evidence at that time.

7.0 CONCLUSION

- 7.1 The proposed larger dayroom would 'replace' a consented smaller day room and a stable building that has previously occupied the site (which the NPPF allows for under the definition of Previously Developed Land). The proposed dayroom would be smaller than those two buildings combined and would have some benefit to the Green Belt in consolidating the build form across the site. Accordingly, no objection is raised on Green Belt grounds.
- 7.2 Whilst the building would be relatively large it is considered it would be difficult to sustain an objection in design terms, due to the consolidation in built form and limited additional impact to the openness of the Green Belt in this part of the site.
- 7.3 Other matters of detail are considered to be acceptable. No objection is therefore raised to the proposals.

8.0 RECOMMENDATION

Approve subject to the following condition(s):

TIME LIMITS

- 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
J003749-DD-01-A	Location Plan	20th October 2021
J003749-DD-02-A	Existing Site Layout	20th October 2021
J003749-DD-03-A	Proposed Site Layout	27th May 2022
J003749-DD-04	Proposed Plans	27th May 2022
J003749-DD-05	Proposed Plans	27th May 2022

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

NO DEVELOPMENT OF EXISTING DAY ROOM

- 3 There shall be no development of the day room whatsoever of the day room shown on plan J003749-DD-02 A (dated October 2021).

Reason: To avoid the undesirable creation of a second dayroom on the site in the interest of the character and visual amenities of the area and the character and openness of the Green Belt in accordance with Policies PMD2 and PMD6 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

DETAILS OF MATERIALS TO BE SUBMITTED

- 4 Notwithstanding the information on the approved plans, no development shall commence above ground level until written details of all 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. The development shall be carried out using the materials and details as approved.

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

HOURS OF CONSTRUCTION

- 5 No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Friday 0800 – 1800 hours
Saturdays 0800 – 1300 hours

Unless in association with an emergency or the prior written approval of the local planning authority has been obtained. If impact piling is required, these operations shall only take place between the hours of 0900 - 1800 hours on weekdays.

Reason: In the interest of protecting surrounding residential amenity and in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

SOFT LANDSCAPING SCHEME AND FENCING

- 6 The soft landscape works, that is the improved Laurel planting around the access to the site and to the north of the paddock area, 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.

The 1.2m high fencing shall be carried out concurrently with this soft landscaping.

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area and to ensure that the proposed development in the Green Belt does not have a detrimental effect on the environment in accordance with policies, PMD2, PMD6, and CSTP22 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

PERSONAL PERMISSION

- 7 When the premises cease to be occupied by Mr John O'Connor and/or Mrs Bridie O'Connor and Mr Thomas Penfold and/or Mrs Pollyann Penfold and Ms Kathleen Connors and/or Jerry Connors and Mr Patrick Doherty and/or Mrs Mary Doherty and Mr Jim Rooney and/or Mrs Eileen Rooney, and their resident dependants, the use hereby permitted shall cease and all materials and equipment brought on to the site in connection with the use shall be removed and the land restored to its condition before the development took place.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

OCCUPATION OF SITE

- 8 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

NUMBER OF PITCHES

- 9 There shall be no more than 5 pitches on the site, and no more than 5 single unit static caravans and 5 touring caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan sites Act 1968, as amended, stationed on the site at any one time.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

NO VEHICLES OVER 3.5 TONNES

- 10 No vehicle over 3.5 tonnes, shall be stationed, parked or stored on this site and there shall be a maximum of one commercial vehicle per pitch.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

NO COMMERCIAL ACTIVITY

- 11 No commercial activities shall take place on the land, including the storage of materials.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), no sheds or amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those shown on the approved plans or those approved under other conditions on this decision above shall be erected on the site unless details of their size, materials and location shall have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

END OF OCCUPATION

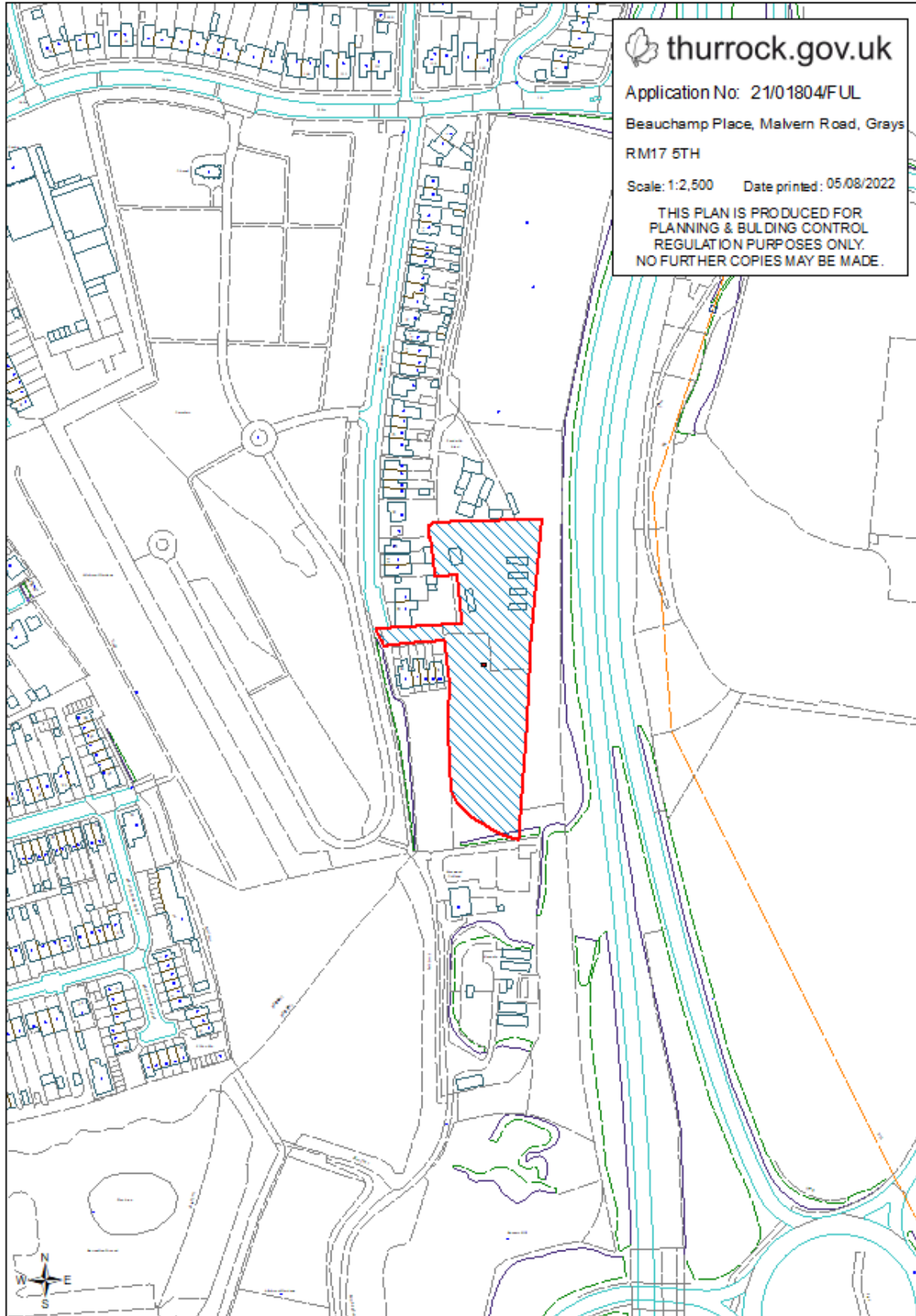
- 13 If at any time the occupiers specified in condition 7 of this permission cease to occupy the site, it shall be restored in accordance with the details of the "Site Restoration Scheme", pursuant to part (g) of Condition 3 of Appeal Decision APP/M1595/W/19/3225961, submitted to the LPA and approved under reference 19/01635/CONDC and in accordance with the timescales specified in that submission.

Reason: To ensure the development continues to comply with matters that were put forward in allowing appeal APP/M1595/W/19/3225961, given the location of the site in the Green Belt and the very special circumstances considered at that time.

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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RM17 5TH
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