

<p>Reference: 15/00379/OUT</p>	<p>Site: Land Adjacent 39 And 41 And To The South Of St Johns Road Chadwell St Mary Essex</p>
<p>Ward: Chadwell St Mary</p>	<p>Proposal: Outline application (with all matters reserved for a subsequent application) for proposed residential redevelopment of land between 39 and 41 St John's Road consisting of up to 43 dwellings, landscaping and new access.</p>

Plan Number(s):		
Reference	Name	Received
5435 SK05	Site Layout	1st February 2016
5435 SK04	Proposed Elevations	1st July 2014
5453 SK08	Other	1st January 2016
5435 - SK09	Other	1st September 2016
5435 - SK07A	Location Plan	1st March 2016

The application is also accompanied by:

- Photographs
- Flood Risk Assessment
- Foul and Surface Water Drainage Strategy
- Design and Access Statement
- Statement of Special Circumstances
- Transport Assessment
- Highways Management Plan
- Construction Management Plan
- Control of Dust Method Statement
- Waste Management Plan
- Noise Report
- Arboricultural Report
- Travel Plan Assessment
- Protected Species and Habitat Survey

Applicant: Apex Properties Ltd

Validated: 7 July 2015

Date of expiry:

31 October 2016

Recommendation: Approve, subject to s.106 and conditions.**1.0 UPDATE**

1.1 At the time of drafting the committee report, the applicant has been working to resolve the objection raised by the Council's Flood Risk Manager. These concerns have now been addressed and there are no flood risk objections to the proposal.

1.2 It is therefore recommended that the application be **APPROVED** subject to:

A. The completion and signing of a planning obligation under S.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:

the payment of a financial contribution of £336,059.21 towards education provision at nursery, primary and secondary levels as identified under category H1 for major applications in the Chadwell St Mary Ward in the IRL;

- the adoption of the main access road into the site from the existing development to the east and highway mitigation should the access not be adopted in order to mitigate the impacts of the development;
- 35% affordable housing provision;
- The realignment of Public Footpath 116.

B. The following planning conditions:

TIME LIMIT OUTLINE

1. All applications for approval of reserved matters shall be made not later than the expiration of two years beginning with the date of this permission and the development must be begun not later than the expiration of one year from the final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

DETAILS TO BE SUBMITTED

2. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the local planning authority:

- appearance;
- landscaping;

- layout; and
- scale

REASON: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

MAXIMUM NUMBER OF UNITS

3. The development shall not exceed a maximum of 43 dwellings. Unless otherwise agreed in writing by the local planning authority, the mix of dwellings to be delivered by the totality of the development shall not exceed 56% flats.

REASON: To ensure that the scheme implemented is in accordance with the principles established by this permission.

MAXIMUM HEIGHT OF BUILDINGS

4. No building on any part of the development hereby permitted shall exceed three-storeys in height.

REASON: In order to comply with the terms of the application and to ensure that the development is integrated into its surroundings in accordance with Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

BOUNDARY TREATMENTS

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority details of the locations, heights, designs, materials and types of all boundary treatments to be erected on site. The boundary treatments shall be completed in strict accordance with the approved details before the buildings are first occupied.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

SAMPLES OF MATERIALS

6. Prior to the commencement of development samples of the materials to be used in the construction of the external surfaces of buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and to ensure that the development is satisfactorily integrated with its surroundings in accordance with

Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

BIN STORES

7. Detailed plans submitted pursuant to condition 2 above shall provide full details of all the number, size, location, design and materials of bin stores to serve the development together with details of the means of access to bin stores. The bin stores as approved by the local planning authority shall be provided prior to the first occupation of any of the dwellings and shall be constructed and permanently retained in the form agreed.

REASON: In the interests of amenity in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

PARKING PROVISION

8. Detailed plans submitted pursuant to condition 2 above shall show adequate land reserved for the parking and / or garaging of private cars, motorcycles and other powered two-wheeled vehicles in accordance with the details contained within the Transport Assessment ref. S16-287/TA October 2016 Revision 6.1 (and the Council's draft Parking Standards and Good Practice document (March 2012)). None of the garaging or parking areas shall be within the public open space or Green Belt land.

REASON: To ensure that adequate provision is made for the parking of vehicles in the interests of highways safety, in accordance with Policies PMD8 and PMD6 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

CYCLE STORAGE

9. Detailed plans submitted pursuant to condition 2 above shall provide full details of the number, size, location, design and materials for secure and weather-protected cycle parking facilities to serve the development. Such details shall be agreed in writing with the Local Planning Authority and shall be installed on site prior to first occupation and shall thereafter be permanently retained for sole use for cycle parking.

REASON: In the interests of highway safety and in order to promote more sustainable modes of transport.

RESIDENTIAL TRAVEL PLAN

10. The measures and procedures for monitoring and review set out within the submitted Residential Travel Plan (ref. S15-234 and dated June 2015) shall be implemented during the construction and operational phases of the development and maintained throughout the lifetime of the development, unless otherwise agreed in writing by the local planning authority.

REASON: To reduce reliance on private cars in the interests of sustainability, highway safety and amenity in accordance with Policy PMD10 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

CEMP

11. No demolition or construction works shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority in writing, which should contain the following:
- i. a Site Waste Management Plan;
 - ii. details of measures to minimise fugitive dust during demolition, construction, demolition and stockpiling of materials (including a wheel wash for vehicles);
 - iii. details of measures to minimise noise during demolition and construction to comply with the recommendations (including those for monitoring) set out in Parts 1 and 2 of BS5228:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites';
 - iv. details of security lighting layout and design;
 - v. a procedure to deal with any unforeseen contamination, should it be encountered during development.

Works on site shall only take place in accordance with the approved Construction Environmental Management Plan.

REASON: In order to minimise any adverse impacts arising from the construction of the development in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

HOURS OF OPERATION

12. 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 the prior written approval of the local planning authority has been obtained.

REASON: In the interest of protecting surrounding residential amenity and in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

LEVELS

13. No development shall take place until details of existing and finished site levels and finished external surface levels have been submitted to, and approved by, the local planning authority. The development shall be implemented in accordance with the agreed details.

REASON: In order to protect the amenities of surrounding occupiers and to ensure the satisfactory development of the site.

ACCESS TO ST JOHN'S ROAD

14. The details submitted pursuant to condition number 2 of this planning permission shall provide for a layout of development which shows the access directly on to St John's Road as downgraded to a pedestrian only access between the application site and St John's Road to the immediate north.

REASON: To ensure that the layout utilises the access road to the east as its principle vehicular access and to enable primarily pedestrian traffic using the secondary access, in the interests of highway and pedestrian safety and enhancing connectivity between the established developments in St John's Road and the proposed public open space to the south.

LAYOUT AND FRONTAGE DEVELOPMENT

15. The details submitted pursuant to condition number 2 of this planning permission shall provide for a layout of development which shows frontage development on St John's Road.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

SURFACE WATER MANAGEMENT STRATEGY

16. Prior to the commencement of development a surface water management strategy shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the agreed measures within the strategy, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that adequate measures for the management of surface water are incorporated into the development.

RENEWABLE ENERGY

17. Prior to the construction above ground level of any of the buildings, details of measures to demonstrate that the development will achieve the generation of at least 10% of its energy needs through the use of decentralised, renewable or

low carbon technologies shall be submitted to and approved in writing by the local planning authority. The approved measures shall be implemented and operational upon the first use or occupation of the buildings hereby permitted and shall thereafter be retained in the agreed form unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

HARD AND SOFT LANDSCAPING

18. No part of the development hereby permitted shall be occupied until a scheme of hard and soft landscaping for the site has been submitted to, and approved in writing by, the local planning authority. The submitted scheme shall include details of all existing trees and shrubs on the site, and details of any to be retained, together with measures for their protection in the course of development and details of the management and maintenance arrangements for new planting. All planting, seeding or turfing comprised within the landscaping scheme shall be carried out in the first planting season following completion of that stage or phase of development. Any trees or plants which within a period of 5 years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other specimens of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development.

MANAGEMENT OF PUBLIC OPEN SPACE

19. Prior to the construction above ground level of any of the buildings a management plan to describe the proposals for the management and maintenance of the proposed public open space within the development has been submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently managed and maintained in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure the appropriate management and maintenance of open space on the site in accordance with Policy PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

HIGHWAY LAYOUT AND ACCESS

20. No part of the development hereby permitted shall be occupied until full details of the proposed highway works in St John's Road and a detailed design and layout of the proposed access from St John's Road, have been submitted to and approved in writing by the local planning authority. The development shall

be constructed in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

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