

Reference: 18/00901/FUL	Site: Hillside Scout Group Bradford Lodge Hillside Grays Essex RM17 5SX
Ward: Little Thurrock Rectory	Proposal: Replacement of existing roof and new external ramp

Plan Number(s):		
Reference	Name	Received
Hillside Scout HQ	Location Plan	9th July 2018
1	Composite Plan	9th July 2018
2	Proposed Floor Plans	9th July 2018
3	Other	9th July 2018

The application is also accompanied by: - Additional information	
Applicant: Mrs Sue Bradish	Validated: 5 July 2018 Date of expiry: 30 August 2018
Recommendation: Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because the application has been submitted by an Officer of the Council who is a relation of an elected member of the Council (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission to replace the existing roof of the building and to install an access ramp at the main entrance of the building. The scheme also proposes internal alterations including new a disabled toilet but these aspects do not require planning permission.

2.0 SITE DESCRIPTION

- 2.1 The application site is the Scout Headquarters Hall located within the recreation grounds at the end of Hillside Road, Grays.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
80/00169/FUL	Amended plan of Scout hall.	Approved
78/00740/FUL	Rebuilding of Scout Hut.	Approved
64/00583/FUL	Erection of wooden hut for scouting purposes	Approved
57/00497/OUT	Land for erection of Scouts Hut.	Approved
57/00497A/FUL	Erection of Scout hut to be used as headquarters	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

PUBLICITY:

- 4.2 This application has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby. No comment has been received regarding the proposal at the time of drafting this report.

5.0 POLICY CONTEXT

5.1 National Planning policy Framework

The NPPF was published on 24th July 2018. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. Paragraph 47 of the Framework states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 38 states that decision-makers at every level should seek to approve applications for sustainable development where possible. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- Core Planning Principles

- 4. Decision-making
- 8. Promoting healthy communities
- 11. Making effective use of land
- 12. Achieving well-designed places

5.2 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:

- Design
- Determining a planning application
- Use of Planning Conditions

5.3 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:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

THEMATIC POLICIES

- CSTP10 (Community Facilities)
- CSTP22 (Thurrock Design)

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²

[Footnote: 1New Policy inserted by the Focused Review of the LDF Core Strategy. 2Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 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. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in 2018.

5.5 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. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

5.6 Thurrock Residential Alterations and Extension Design Guide (RAE)

In September 2017 the Council launched the RAE Design Guide which provides advice and guidance for applicants who are proposing residential alterations and extensions. The Design Guide is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 **ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Appearance
- III. Impact on Neighbour Amenity

I. PRINCIPLE OF DEVELOPMENT

- 6.2 Policy CSTP10 aims to ensure the delivery of community facilities within the Borough, through action by the Council and its partners, in order to address identified needs and to maintain existing provision.
- 6.3 The application proposes to replace the existing roof of the Scout Hall and install an access ramp for easier access to and from the main entrance of the hall and also to provide a disabled toilet in the building.

- 6.4 The proposal is considered necessary to update and maintain the community facility. Accordingly, the proposal complies with Policy CSTP10 in this respect and the proposal is acceptable in principle.

II. DESIGN AND APPEARANCE

- 6.5 The roof would be replaced by a new pitched roof which would be of the same height as the existing. This aspect of the proposal is considered acceptable in terms of form, design and scale.
- 6.6 The proposed ramp which would be located at the main entrance of the hall to the east elevation would measure approximately 2.3m by 2.7m and would include a hand rail. The ramp would be satisfactorily related to the existing building.
- 6.7 In conclusion under this heading, the proposals are considered to be of an appropriate form, design and scale in relation to the original building and the immediate location, complying with Policies PMD2 and CSTP22 of the Core Strategy.

III. IMPACT ON NEIGHBOUR AMENITY

- 6.8 The proposed roof replacement and ramp would not the impact on the area in general or harmful to the occupiers of the neighbouring properties. The proposal accords with Policy PMD1 in this respect.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is acceptable in terms of principle and matters of detail and approval is therefore recommended.
- 7.2 The site notice expired on 15th August 2018. The application has been reported to this meeting to ensure a timely decision is made. In order to allow for any letters which may have been posted to be taken into account it is recommended that no decision is issued until 19th August.
- 7.3 Subject to no additional letters being received the decision shall be issued in accordance with the recommendation below. If any letters are received, it is recommended that the Assistant Director updates the Chair of the content of these letters prior to the decision being issued where the recommendation would not change. If these letters raise issues that would warrant further consideration of the application the proposal will be returned to the next available Committee.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following conditions:

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 Purchase 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
Hillside Scout HQ	Location Plan	9th July 2018
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REASON: For the avoidance of doubt and in the interest of proper planning.

MATERIALS

3. The materials used in the construction of the external surfaces of the development hereby permitted shall be as specified in the application. Those external materials shall be retained thereafter without modification unless agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD – Focused Review [2015].

HOURS OF WORK

4. No 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 08.00 to 18.00 hours on Monday to Friday and 08.00 to 13.00 hours on Saturdays with no work on Sundays and Bank holidays.

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 Local Development

Framework Core Strategy and Policies for the Management of Development DPD [2015].

INFORMATIVE

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.

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

