

Reference: 18/01033/TBC	Site: East Tilbury Library Princess Avenue East Tilbury Essex RM18 8ST
Ward: East Tilbury	Proposal: Refurbishment of library including new entrance ramp, changes to fenestration, new external plant enclosure and accessible parking spaces (option 2)

Plan Number(s):		
Reference	Name	Received
2018/ETL/EXG/001	Existing Site Layout	20 July 2018
2018/ETL/01/002	Existing Floor Plans	20 July 2018
2018/ETL/EXG/003	Existing Elevations	20 July 2018
2018/ETL/02/201 Rev D	Proposed Floor Plans	20 July 2018
2018/ETL/02/202 Rev D	Proposed Elevations	20 July 2018
2018/ETL/02/204 Rev D	Proposed Block Plan	20 July 2018
2018/ETL/02/205	Entrance Ramp Plans	20 July 2018
N/A	Location Plan	20 July 2018

The application is also accompanied by: N/A	
Applicant: Thurrock Council	Validated: 24 July 2018 Date of expiry: 18 September 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 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 for the refurbishment of library which would include a new entrance ramp, changes to fenestration, external plant enclosure and accessible parking spaces. This application is one of two on the Committee agenda for the library; it differs from 'Option 1' as it does not include the external draught lobby.

2.0 SITE DESCRIPTION

2.1 The application site is located to the rear of Stanford House in East Tilbury. Vehicular access to the site is via Princess Road which serves a car park to the front of the building. The site comprises the library building itself, the parking area and a small area of curtilage which is grassed.

2.2 Much of the surrounding area is in residential use, but there is a club which adjoins the site to the west.

2.3 Ground levels are approximately level across the site and the entire application site is located within the high risk flood zone (Zone 3). The site is within East Tilbury Conservation Area.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
01/00447/TBC	Repositioning of entrance doors and infill of porch area	Approved
18/01035/TBC	Refurbishment of library including new entrance ramp, changes to fenestration, new external draught lobby, external plant enclosure and accessible parking spaces (option 1)	Pending consideration on this agenda

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. No comments have been received.

4.3 EMERGENCY PLANNING:

Further information required – indicate a Flood Risk Assessment and Flood Warning Plan is required.

4.4 ENVIRONMENT AGENCY:

No objection.

4.5 ENVIRONMENTAL HEALTH:

No objection, subject to condition.

4.6 HIGHWAYS:

No objection, subject to conditions.

4.7 HISTORIC BUILDINGS ADVISOR:

No objection.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework

5.1 The NPPF was published on 27 March 2012 and amended on 24 July 2018. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 of the Framework 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. Paragraph 11 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- 2. Achieving sustainable development
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Planning Policy Guidance

5.2 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
- Flood Risk and Coastal Change
- Use of Planning Conditions

Thurrock Local Development Framework (2015)

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

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
- PMD4 (Historic Environment)²
- PMD8 (Parking Standards)

[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. 3Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

Thurrock Local Plan

5.4 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.

Thurrock Design Strategy

5.5 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.

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Appearance
- III. Flood Risk
- IV. Effect on the Conservation Area
- V. Impact on Neighbour Amenity
- VI. Highways and parking

I. PRINCIPLE OF DEVELOPMENT

6.2 Policy CSTP10 aims to ensure the delivery of community facilities within the Borough. The Council will support the provision of high quality, accessible community facilities to serve new and existing communities, regenerate communities and raise the profile of Thurrock as a destination for culture and the arts.

6.3 The application proposes to the refurbishment of the library building after a fire which rendered it unusable. The proposal is considered necessary to bring the community facility back into use.

6.4 The proposal complies with Policy CSTP10 and the proposal is acceptable in principle.

II. DESIGN AND APPEARANCE

6.5 The appearance of the building would broadly remain the same as before the fire damage. The brickwork would remain as existing but the timber windows would be replaced by aluminium, which would update the aesthetics of the building. There would be a relatively small extension to the building, a plant enclosure; this would add approximately 3.3 square metres to the footprint of the building.

6.6 The proposed ramp would be located at the main entrance of the building to the south east elevation and would include a hand rail. The ramp would be satisfactorily related to the existing building.

- 6.7 In conclusion under this heading, the proposal is considered to be of an appropriate form and design in relation to the original building and the immediate location, complying with Policies PMD2 and CSTP22 of the Core Strategy.

III. FLOOD RISK

- 6.8 The application site lies within flood zone 3. The Environment Agency (EA) considers that the vulnerability classification in regards to flood risk is unchanged by this development. Therefore, their flood risk standing advice should be used when determining this application. The EA does not require the submission of a Flood Risk Assessment.
- 6.9 The standing advice from the EA states that the application does not need to meet the sequential or exception test as it is an application for the same use. Whilst the comments of the Emergency Planner are noted, in light of the response from the EA and given the application is for a refurbishment it is not considered a flood warning evacuation plan is reasonably required. However, whilst it wouldn't be reasonable to require this in relation to this application it would be appropriate to add this as an informative in order to ensure that the library is suitably prepared for a flood event.

IV. EFFECT ON THE CONSERVATION AREA

- 6.10 The proposal is within East Tilbury Conservation Area. As the proposal would improve and enhance an existing building, the Council's Historic Building Advisor has raised no objection. Accordingly, the proposal satisfies Policy PMD4.

V. IMPACT ON NEIGHBOUR AMENITY

- 6.11 The proposed refurbishment of the library would not impact negatively on the area in general or be harmful to the occupiers of the neighbouring properties. The proposal accords with Policy PMD1 in this respect.

VII. HIGHWAYS AND PARKING

- 6.12 The Council's Highways Officer has confirmed that the proposed access and parking at the site are acceptable with conditions to secure a revised parking layout and cycle parking. Therefore the proposal accords with Policy PMD8 in this respect.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The proposal is for refurbishment of an existing library building, which is a community facility which has been damaged by fire. The proposal is acceptable in terms of principle and matters of detail, therefore approval is recommended.

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
2018/ETL/EXG/001	Existing Site Layout	20 July 2018
2018/ETL/01/002	Existing Floor Plans	20 July 2018
2018/ETL/EXG/003	Existing Elevations	20 July 2018
2018/ETL/02/201 Rev D	Proposed Floor Plans	20 July 2018
2018/ETL/02/202 Rev D	Proposed Elevations	20 July 2018
2018/ETL/02/204 Rev D	Proposed Block Plan	20 July 2018
2018/ETL/02/205	Entrance Ramp Plans	20 July 2018
N/A	Location Plan	20 July 2018

REASON: For the avoidance of doubt and in the interest of proper planning.

MATERIALS AND FINISHES AS DETAILED WITHIN APPLICATION

3. The materials to be used on the external surfaces of the development hereby permitted shall be implemented as detailed within the application.

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 [2015].

REVISED PARKING PLAN

4. Notwithstanding the information on the approved plans, details of an amended parking scheme shall be submitted to and approved by the local planning authority in writing. Prior to the first use of the development hereby permitted, the parking areas shall be constructed, surfaced, laid out and made available for such purposes in accordance with the approved parking scheme and retained as such thereafter.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development

[2015].

CYCLE PARKING – DETAILS TO BE PROVIDED

5. Prior to the first operational use of the development hereby approved, details of the secure and weather protected cycle parking facilities shall be submitted to and agreed in writing with the local planning authority. The agreed facilities shall be installed on site prior to the first use of the building and shall thereafter be permanently retained for the users and visitors of the development.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

HOURS OF WORK

6. 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(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. Flood Warning and Evacuation Plan

Given the location of the site within Flood Zone 3 it is recommended that a site specific Flood Warning and Evacuation Plan be prepared that can be sustained for

the lifetime of the site. This should give consideration to adequate arrangements for safe evacuation of staff, visitors and users of the site in the event of a potential flood scenario.

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

