

<b>Reference:</b> 18/00540/FUL	<b>Site:</b> Town Centre Car Park King Street Stanford Le Hope Essex
<b>Ward:</b> Stanford Le Hope West	<b>Proposal:</b> Construction of a mixed use development comprising 159sq.m of retail/leisure/commercial units (within classes A1, A2, A3, A4, A5 and D2) at ground floor level and 47 residential units on upper floors together with an undercroft and surface car park (comprising 56 car parking spaces), access, landscaping and associated works.

<b>Plan Number(s):</b>		
Reference	Name	Received
1000F	Proposed Site Layout	21st November 2018
1100E	Proposed Plans	21st November 2018
1110E	Proposed Plans	21st November 2018
1120E	Proposed Plans	21st November 2018
1130E	Proposed Plans	21st November 2018
1140E	Proposed Plans	21st November 2018
1160E	Roof Plans	21st November 2018
1200E	Proposed Elevations	21st November 2018
1201D	Proposed Elevations	21st November 2018
1210E	Proposed Elevations	21st November 2018
1220D	Proposed Elevations	21st November 2018
1230D	Proposed Elevations	21st November 2018
1700E	Other	21st November 2018
0200	Existing Elevations	21st November 2018
1710A	Proposed Plans	21st November 2018
0001A	Location Plan	21st November 2018
0010	Other	21st November 2018
0100A	Existing Plans	21st November 2018

The application is also accompanied by:

- Planning Statement
- Daylight and Sunlight Report
- Design and Access Statement

<ul style="list-style-type: none"> <li>• Drainage Technical Note</li> <li>• Arboricultural Assessment</li> <li>• Heritage Statement</li> <li>• Transport Assessment and draft Travel Plan</li> <li>• Verified Views Report</li> </ul>	
<b>Applicant:</b> Capital Land Partners LLP c/o RPS Planning and Development Ltd	<b>Validated:</b> 17 April 2018  <b>Date of expiry:</b> 19 February 2019 [Extension of time agreed with applicant]
<b>Recommendation:</b> Approve, subject to planning conditions and obligations.	

## 1.0 INTRODUCTION

1.1 This application was deferred at the 10 January meeting to allow for the consideration of matters contained in a petition that was submitted shortly before the previous meeting. The committee report considered at the 10 January meeting is attached as Appendix 1 to this report.

## 2.0 CONSULTATION AND REPRESENTATIONS

2.1 The petition referred to above contains 498 signatures from a range of addresses within and outside of the Borough. The petition objects to the application for the following reasons:

- The application does include the 100 free parking spaces made a condition of the original sale and planning permission 12/50463/TTGFUL;
- The reduction in parking spaces available to shoppers with the introduction of new shops competing for business will have a detrimental effect on the existing shops and the viability of the town centre.

## 3.0 ASSESSMENT

3.1 The petition has been carefully considered. The conditions of the sale of the site is not a material planning consideration and it cannot be relied upon to require the development to specifically include the level or type of car parking referred to in the petition. Members received legal advice at the 10 January meeting to this effect; accordingly, this matter cannot be considered further as part of the assessment of this planning application.

3.2 The impact of the additional commercial units has been considered as part of the original assessment, contained within Annexe 1. The provision of new retail units

accords with policies contained in the Council's Core Strategy and is encouraged by the NPPF.

3.3 In summary, the information contained within the petition does not change the planning assessment of the report and the recommendation as set out below.

#### **4.0 RECOMMENDATION**

4.1 Approve as set out in the recommendation section of the report attached as Appendix 1. Members will recall being presented with an amended wording of condition 8 at the 10<sup>th</sup> January meeting; this is reproduced in full below.

#### **Parking Provision**

8 The development hereby permitted shall not be first occupied until such time as the vehicle parking area indicated on the approved plans has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) identified for the flats and commercial uses shall not be used for any purpose other than the parking of vehicles that are related to those uses of the approved development unless otherwise agreed with the Local planning authority.

**Reason:** To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with policy PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2015].

#### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: <http://regs.thurrock.gov.uk/online-applications>