

Planning Committee 15.08.2019	Application Reference: 19/00828/FUL
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Reference: 19/00828/FUL	Site: Land Adjacent George And Dragon East Tilbury Road Linford Essex
Ward: East Tilbury	Proposal: Three residential dwellings, hardstanding providing associated parking, refuse and cycle storage and creation of a vehicle access

Plan Number(s):		
Reference	Name	Received
184510-SK01 Rev A	Site Plan – Refuse Collection Lay By Option	3rd June 2019
DAPA-207-01	Proposed Plans – Bin and Cycle Stores	3rd June 2019
972-202-03	Site Layout Plan	3rd June 2019
972-204-03	Proposed Roof Plans	3rd June 2019
972-205-03	Proposed Elevations	3rd June 2019
972-205-03	Proposed Plans	3rd June 2019
972.203.03	Proposed Ground Floor Plans	3rd June 2019
972.206.03	Proposed Street Scene	4 th June 2019
972.001_00	Location Plan	3rd June 2019

The application is also accompanied by:	
<ul style="list-style-type: none"> - Arboriculture Impact Assessment Report - Design Appendix - Ecological Appraisal - Green Belt Justification Statement - Landscape Appraisal 	
Applicant: Mr Saunders	Validated: 4 June 2019 Date of expiry:

	30 July 2019
Recommendation: Refuse	

This application is scheduled for determination by the Council's Planning Committee because the application has been called in by Cllr G Rice, Cllr D Chukwu, Cllr M Kerin, Cllr T Fish and Cllr L Worrall in accordance with Part 3 (b) 2.1 (d)(ii) of the Council's constitution to consider the proposal against Green Belt policy.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission to erect a terrace of three dwellings, with associated parking, refuse and cycle storage and vehicle access. The 3-bedroom properties would have unequal, shallow-pitched roofs ranging from 6m to 7.5m in height.
- 1.2 The application is a resubmission of earlier planning applications (18/00780/FUL and 19/00020/FUL) which were both withdrawn by the applicant following advice that the applications would likely be refused on the basis that the proposal constituted inappropriate development within the Green Belt and no very special circumstances had been demonstrated to warrant a departure from policy being made.

2.0 SITE DESCRIPTION

- 2.1 The site is broadly rectangular in shape and is 0.12ha in area. The site is accessed from East Tilbury Road, adjacent to the car park of the George and Dragon public house.
- 2.2 The site is located in the Metropolitan Green Belt and is currently free from development, covered in trees, shrubs and other vegetation.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
65/00835/OUT	Residential Development (Outline)	Refused
68/01033/OUT	Demolition of existing pair of cottages and erection of one pair of semi-detached agricultural workers houses (Outline)	Refused
70/01184/FUL	Erection of two dwellings	Refused
77/00768/OUT	Clinic with Doctor's Surgery - Resident Doctor and Caretaker Flats (OUTLINE)	Refused
78/00527/OUT	Clinic Building with resident Doctor and Caretaker	Refused

	Flat. (OUTLINE)	
78/00616/OUT	Clinic Building with Doctor's Flat. (OUTLINE)	Approved
79/00509/FUL	Bungalow and surgery	Approved
80/01121/OUT	One dwelling	Refused
83/00092/FUL	Bungalow & Surgery. (Renewal of THU/509/79).	Refused
18/00780/FUL	Terrace of three dwellings with new access, associated hardstanding and bin and cycle stores.	Withdrawn
19/00020/FUL	Terrace of three dwellings with new access, associated hardstanding and bin and cycle stores.	Withdrawn

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, press advert and public site notice which has been displayed nearby. The application has been advertised as a departure from the Development Plan. One comment has been received objecting to the proposal on the following grounds:

- Access to site is unsuitable
- Out of character with the surrounding area.

4.3 CADENT GAS:

No objection..

4.4 HEALTH AND SAFETY EXECUTIVE:

No objection.

4.5 ESSEX COUNTY COUNCIL ARCHAEOLOGICAL ADVICE:

No objections; subject to conditions.

4.6 HIGHWAYS:

No objections, subject to conditions.

4.7 LANDSCAPE AND ECOLOGY ADVISOR:

Recommend refusal.

5.0 POLICY CONTEXT

National Planning Guidance

5.1 National Planning Policy Framework

The revised NPPF was published on 24 July 2018 and subsequently amended on 19 February 2019. 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
4. Decision-making
6. Building a strong, competitive economy
13. Protecting Green Belt land
15. Conserving and enhancing the natural environment

5.2 Planning Policy Guidance

In March 2014 the Department for Communities and Local Government (now known as Ministry of Housing, Communities and Local Government) 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
- Green Belt
- Natural Environment
- Use of Planning Conditions

5.3 Local Planning Policy

Local Planning Policy Thurrock Local Development Framework (2015)

The “Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review” was adopted by Council on the 28 February 2015. The following policies apply to the proposals:

Spatial Policies:

- CSSP4 (Sustainable Housing and Locations)
- CSSP4 (Sustainable Green Belt)

Thematic Policies:

- CSTP1 (Strategic Housing Provision)
- CSSP4 (Sustainable Green Belt)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD6 (Development in the Green Belt)
- PMD7 (Biodiversity, Geological Conservation and Development)²
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)

[Footnote: ¹ New Policy inserted by the Focused Review of the LDF Core Strategy. ² Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³ Wording of forward to LDF-CS Policy 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. In December 2018 the Council consulted on an Issues and Options (Stage 2 Spatial Options and Sites) document.

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.

6.0 **ASSESSMENT**

6.1 The principal issues to be considered in the determination of this application are:

- I. Principle of development and impact of the Green Belt
- II. Access, traffic and highways impacts
- III. Site layout and design
- IV. Landscape and ecology
- V. Amenity and neighbours
- VI. Other matters

I. PRINCIPLE OF DEVELOPMENT AND IMPACT UPON THE GREEN BELT

6.2 Under this heading, it is necessary to refer to the following key questions:

1. Whether the proposals constitute inappropriate development in the Green Belt;
2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it; and
3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development.

1. Whether the proposals constitute inappropriate development in the Green Belt

- 6.3 The site is identified on the Core Strategy Proposals Map as being within the Green Belt where policies CSSP4 and PMD6 apply. Policy CSSP4 identifies that the Council will *'maintain the purpose function and open character of the Green Belt in Thurrock'*, and Policy PMD6 states 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.
- 6.4 Paragraph 133 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 143 states that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."* At paragraph 145 the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.
- 6.5 The applicant has argued that the site is Previously Developed Land and the development is therefore appropriate in the Green Belt. The NPPF defines Previously Developed Land (i.e. brownfield sites) as excluding *"land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape"*. The previous residential dwellings that occupied the site were demolished approximately 40 years ago and are no longer visible on site, therefore the site is no longer considered to be Previously Developed Land and this exception does not apply.
- 6.6 It follows that as a matter of fact, the proposal must be considered inappropriate development with reference to paragraph 145 of the NPPF. Inappropriate development is, by definition, harmful to the Green Belt and in line with paragraph 144 of the NPPF "substantial weight" should be attached to this harm.
2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it
- 6.7 Having established that the proposals constitute inappropriate development, it is necessary to consider the matter of harm. Inappropriate development is, by definition, harmful to the Green Belt, but it is also necessary to consider whether there is any other harm to the Green Belt and the purposes of including land therein.
- 6.8 As noted above, paragraph 133 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts is their openness and permanence. The built development would occupy the site which is currently free of built form. The proposed

dwellings with a combined footprint of c. 330 sq.m and a height of 7.5m on land which is currently open would clearly reduce the openness of the site. Loss of openness, which is contrary to the NPPF, should be accorded substantial weight in the consideration of this application.

6.9 Paragraph 134 of the NPPF sets out the five purposes which the Green Belt serves as follows:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns from merging into one another;
- c. to assist in safeguarding the countryside from encroachment;
- d. to preserve the setting and special character of historic towns; and
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.10 In response to each of these five purposes:

a. to check the unrestricted sprawl of large built-up areas

6.11 The site is located between East Tilbury and Linford, at the edge of existing built-up area. However, the site is small and contained and the proposal would not therefore result in the sprawling of an existing large built up area and there would be no harm to this purpose of the Green Belt.

b. to prevent neighbouring towns from merging into one another

6.12 As noted above, the site is located in between East Tilbury and Linford. As the proposal would comprise 3 dwellings only it would not infill the existing gap completely, are there would be no harm to this purpose of the Green Belt.

c. to assist in safeguarding the countryside from encroachment

6.13 With regard to the third Green Belt purpose, the proposal would involve built development on a site which is currently open and free of any built form. The term "countryside" can conceivably include different landscape characteristics (e.g. farmland, woodland, marshland etc.) and there can be no dispute that the site comprises "countryside" for the purposes of applying the NPPF policy test. Therefore, the development proposed would encroach upon the countryside in this location contrary to this Green Belt purpose.

d. to preserve the setting and special character of historic towns

6.14 The proposals do not conflict with this defined purpose of the Green Belt.

e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

6.15 In general terms, the development could occur in the urban area and, in principle; there is no spatial imperative why Green Belt land is required to accommodate the proposals. For these reasons it is considered that the proposals conflict with this Green Belt purpose.

6.16 In light of the above analysis, it is considered that the proposals would be contrary to purposes (c) and (e) of the above listed purposes of including land in the Green Belt. Substantial weight should be afforded to this factor alongside the definitional harm resulting from inappropriate development and harm to openness.

3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development

6.17 Neither the NPPF nor the Adopted Core Strategy provide guidance as to what can comprise 'very special circumstances', either singly or in combination. However, some interpretation of very special circumstances has been provided by the Courts. The rarity or uniqueness of a factor may make it very special, but it has also been held that the aggregation of commonplace factors could combine to create very special circumstances (i.e. 'very special' is not necessarily to be interpreted as the converse of 'commonplace'). However, the demonstration of very special circumstances is a 'high' test and the circumstances which are relied upon must be genuinely 'very special'. In considering whether 'very special circumstances' exist, factors put forward by an applicant which are generic or capable of being easily replicated on other sites, could be used on different sites leading to a decrease in the openness of the Green Belt. The provision of very special circumstances which are specific and not easily replicable may help to reduce the risk of such a precedent being created. Mitigation measures designed to reduce the impact of a proposal are generally not capable of being 'very special circumstances'. Ultimately, whether any particular combination of factors amounts to very special circumstances will be a matter of planning judgment for the decision-taker.

6.18 With regard to the NPPF, paragraph 143 states that '*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*'. Paragraph 144 goes on to state that, when considering any planning application, local planning authorities "*should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations*".

6.19 The applicant's Green Belt Justification Statement sets out the applicant's case for very special circumstances which are summarised and assessed below:

a) The proposal is limited infill on a brownfield site

6.20 The applicant argues that the site was previously occupied by residential dwellings.

Consideration

6.21 The NPPF defines Previously Developed Land (i.e. brownfield sites) as excluding 'land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape'. The previous dwellings have not existed for approximately 40 years and are no longer visible on site, therefore the site is no longer considered to be Previously Developed Land. No weight is therefore afforded to this justification.

b) The quality of design

6.22 The case put forward is that the proposed for three dwellings are of exceptional design, and by way of enabling development for future landscape management, would amount to 'Very Special Circumstances'.

Consideration

6.23 Thurrock seeks to ensure all development is of high quality design and therefore no weight should be afforded to this consideration.

c) Limited Green Belt impact

6.24 The applicant argues the proposed development would not significantly increase the amount of new development, with the proposal being modest in its scale and number of proposed dwellings.

Consideration

6.25 By virtue of paragraph 145, the construction of new buildings in the Green Belt should be considered inappropriate and by definition harmful. At present there is no development on site and the introduction of three new dwellings would clearly have an adverse impact upon openness. No weight should be given to this justification.

d) Landscape and ecology value

6.26 The applicant has stated that the boundary features and introduction of new trees is particularly valuable within this area of Essex; increasing and improving this allocation would enhance both its wildlife and landscape value; diversification by

planting new native trees and occasional exotics would accompany the staged removal of younger regeneration species and the planting of edge and understory shrubs and hedges would improve habitat diversity and enhance character.

Consideration

The Council's Landscape and Ecology Advisor objects to the application and recommends refusal. No landscape scheme has been provided to show how the loss of the trees could be mitigated. There is a lack of adequate assessment of the existing trees on the site and a corresponding lack of any consideration to suitable landscape measures to mitigate the effects. It is therefore recommended that the scheme be refused on landscape grounds.

Similarly, no Ecological Assessment has been provided with the application. The trees have significant amounts of dense ivy growing on them which could provide roosting opportunities for bats as well as nesting birds. There are hedges linking from this site to Linford Woods, a Local Wildlife Site, to the northeast. This could provide a suitable commuting route for bats. The lack of ecological assessments means that the LPA is not able to assess the potential impacts that the scheme would have these protected species and their roosts. The Landscape and Ecology Advisor recommends the scheme is refused on ecology grounds due to the lack of adequate assessment to enable the LPA to be able to make an informed decision as to the potential impacts on European Protected Species.

This factor should therefore be given no weight in the balance of considerations.

e) Maintains the openness of the Green Belt with enhancement of unmaintained brownfield scrub land.

- 6.27 The applicant argues that through the careful landscape strategy the development would maintain the openness of the Green Belt.

Consideration

- 6.28 The addition of new buildings to the site would, by definition within the NPPF, be harmful to the openness of the Green Belt. The site is not defined as a brownfield site within the parameters of the NPPF. The appropriateness of the landscape consideration undertaken is considered above. No weight should therefore be afforded to this justification.

f) The site is surrounded by development

- 6.29 The applicant states that "*the site lies within a pocket of greenbelt but is surrounded on the south between Mucking Road and Princes Margaret Road and East Tilbury Road/Buckingham Hill Road*".

Consideration

- 6.30 Given that the site is located within the Green Belt, it serves the five purposes of the

Green Belt as outlined within the NPPF. No weight should therefore be afforded to this justification.

6.31 A summary of the weight which has been placed on the various Green Belt considerations is provided below:

Summary of Green Belt Harm and Very Special Circumstances			
Harm	Weight	Factors Promoted as Very Special Circumstances	Weight
Inappropriate Development	Substantial	a) The proposal is nothing more than limited infill on a brownfield site	No weight
Reduction in the openness of the Green Belt		b) The quality of design	No limited weight
Conflict with a number of the purposes of including land in the Green Belt – purposes (c) and (e)		c) Limited Green Belt impact	No weight
		d) Landscape and ecology value	No weight
		e) Maintains the openness of the Green Belt with enhancement of unmaintained brownfield scrub land.	No weight
		f) The site is surrounded by development	No weight

6.32 As ever, in reaching a conclusion on Green Belt issues, a judgement as to the balance between harm and whether the harm is clearly (emphasis added) outweighed must be reached. In this case there is harm to the Green Belt with reference to inappropriate development (i.e. harm by definition), loss of openness and harm to Green Belt purposes (c) and (e). Several factors have been promoted by the applicant as considerations amounting to the ‘very special circumstances’ necessary to justify inappropriate development and it is for the Committee to judge:

- i. the weight to be attributed to these factors;
- ii. whether the factors are genuinely ‘very special’ (i.e. site specific) or whether the accumulation of generic factors combine at this location to comprise ‘very special circumstances’.

6.33 Taking into account all Green Belt considerations, Officers are of the opinion that the identified harm to the Green Belt clearly outweighs the accumulation of factors described above, therefore failing to justify inappropriate development.

II. ACCESS, TRAFFIC AND HIGHWAY IMPACTS

6.34 The plans provided demonstrate sufficient parking provision for the residential units and there would be no detrimental impact on access. Therefore, notwithstanding the

overriding in-principle objection based upon Green Belt grounds, the proposal complies with Core Strategy policy PMD2 and PMD8.

III. SITE LAYOUT AND DESIGN

- 6.35 The NPPF focuses on the importance of good design. Section 12 of the NPPF sets out the need for new development to deliver good design. Paragraphs 124 -125 specifies that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.36 Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 6.37 Policy PMD2 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.
- 6.38 Policy CSTP22 indicates that development proposals must demonstrate high quality design founded on a thorough understanding of, and positive response to, the local context
- 6.39 The overall design and appearance of the proposed development is considered to be high quality design in itself. However, the contemporary design and materials palette coupled with the relative high density result in a somewhat urban feel, which is not in keeping with the character of the George and Dragon public house which has a rural feel within a spacious and open site layout. The juxtaposition of modern, semi-urban design against the existing rural setting would be serve to create a development which would not respond to the context of the location. The design is therefore considered inappropriate for the location, contrary to Core Strategy policies CSTP22 and PMD2.

IV. LANDSCAPE AND ECOLOGY

- 6.40 Policy PMD7 requires that all development proposals demonstrate that any significant biodiversity habitat or geological interest of recognised local value is retained and enhanced on site, or mitigated where this is unavoidable.
- 6.41 The Council's Landscape and Ecology Advisor has advised there is a lack of adequate assessment and consideration to mitigate the effects of the proposed development. No justification has been provided as to why the loss is unavoidable. The application therefore fails to satisfy the requirements of Core Strategy Policy PMD7.
- 6.42 Since the previous scheme was submitted the Essex Coast RAMS strategy has been produced. The site is within the Essex Coast RAMS zone of influence. Without mitigation the proposed development is likely to have a significant effect on the

Thames Estuary and Marshes SPA.

V. AMENITY AND NEIGHBOURS

- 6.43 The proposed development would be suitably distant from other residential premises not to impact on the outlook or amenities of any nearby occupiers. Notwithstanding the overriding in-principle objection based upon Green Belt grounds the proposal complies with Policy PMD1, in terms of neighbouring amenity.

7.0 CONCLUSIONS AND REASON(S) FOR REFUSAL

- 7.1 The proposed development represents the construction of three new dwellings in the Green Belt. The applicant has argued that the site is previously developed land, however the residential premises on site were demolished about 40 years ago and the remains of the permanent structure or fixed surface structure have blended into the landscape. The condition of the land does not meet the government's definition of Previously Developed Land and the proposal therefore constitutes inappropriate development within the Green Belt. In addition, the introduction of built form within the site would lead to a loss of openness and directly contradict purposes (c) and (e) of the NPPF. Substantial weight should be given to this harm and accordingly the proposal is considered contrary to policy PMD6 of the Core Strategy and the NPPF. No very special circumstances have been demonstrated to warrant a departure from policy being made.
- 7.2 There has been insufficient assessment and consideration to mitigate the impacts of the proposal on the local landscape and in terms of ecology. The proposal is therefore also contrary to policy PMD7 of the Core Strategy and the NPPF.
- 7.3 The contemporary design and materials palette is unsympathetic to the character of the adjoining premises and wider area, contrary to policies CSTP22 and PMD2 of the Core Strategy.

8.0 RECOMMENDATION

- 8.1 Refuse, for the following reasons:
1. The application site is located within the Green Belt, as identified on the Policies Map accompanying the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015). National and local planning policies for the Green Belt set out within the NPPF and Thurrock Local Development Framework set out a presumption against inappropriate development in the Green Belt. The proposals are considered to constitute inappropriate development with reference to policy and would, by definition, be harmful to the Green Belt. It is also considered that the proposals would harm the openness of the Green Belt and would be contrary Green Belt purposes (c) and (e) as described by paragraph 134 of the NPPF. It is considered that the identified harm to the Green Belt is not clearly outweighed by other considerations so as to amount to the very special circumstances required to

justify inappropriate development. The proposals are therefore contrary to Part 13 of the NPPF and Policies CSSP4 and PMD6 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended) 2015).

2. Insufficient evidence has been submitted to demonstrate that the proposed development provides adequate mitigation for the impacts upon landscape and ecology. The proposal is therefore contrary to the National Planning Policy Framework 2019 and policy PMD7 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development (as amended 2015).
3. The proposed development, by reason of its unsympathetic design, and density relative to the adjacent site of the neighbouring public house, would fail to contribute positively to the character of the area or local views and as such it would be contrary to part 12 of the National Planning Policy Framework 2019 and policies CSTP22 and PMD2 of the Core Strategy 2015.

Informative:

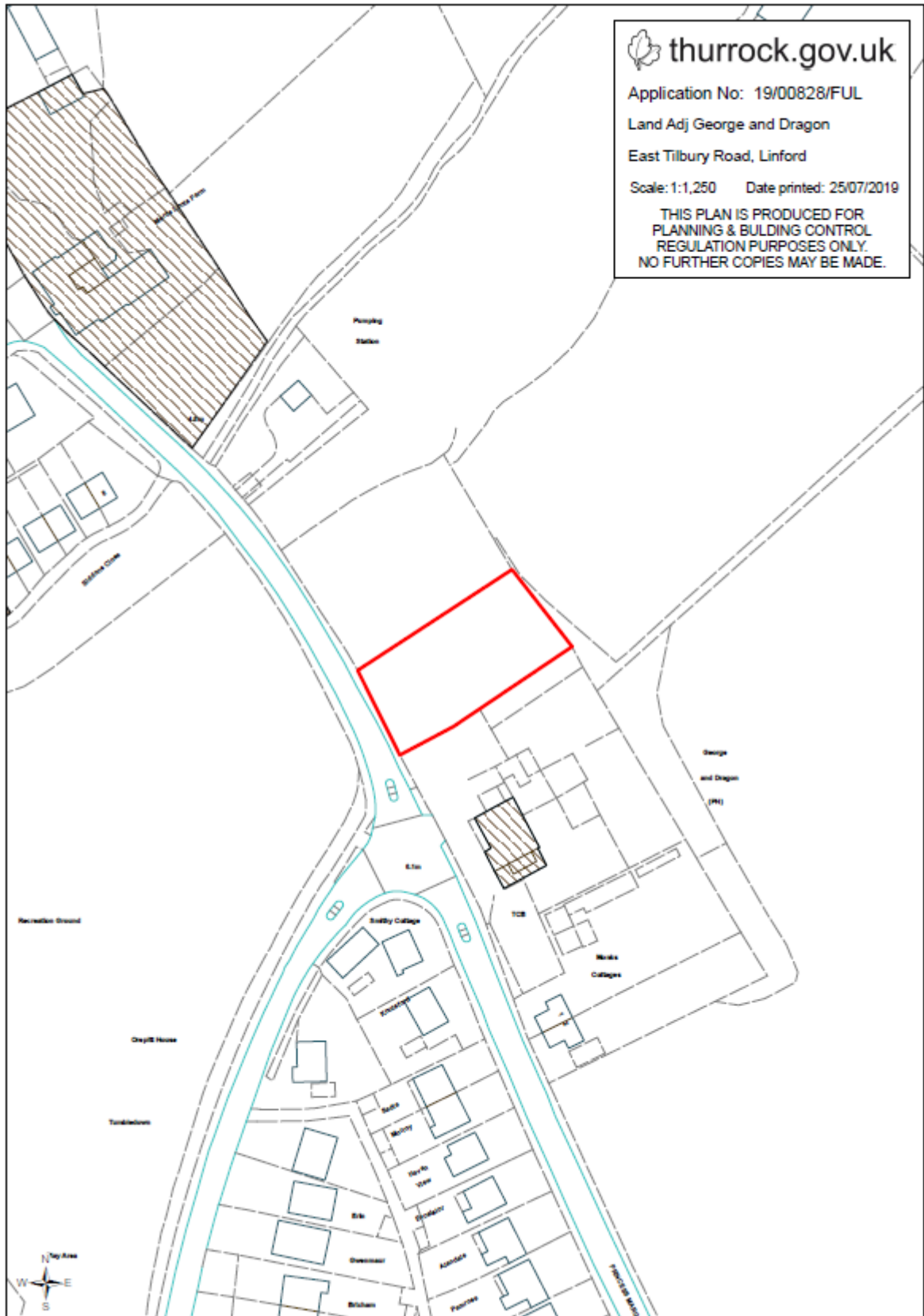
- 1 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing with the Applicant/Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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



 **thurrock.gov.uk**
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Land Adj George and Dragon
East Tilbury Road, Linford
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