

Reference: 19/01633/TBC	Site: Aveley Recreation Ground High Street Aveley Essex
Ward: Aveley And Uplands	Proposal: Installation of roller shutters to building, new external lighting and CCTV

Plan Number(s):		
Reference	Name	Received
5488-1000-B	Existing Site Layout	31st October 2019
6630-1106-P3	External Lighting Spread and CCTV Locations	31st October 2019
6630-1210-P1	Proposed Solid Shutter Plan	31st October 2019
6630-1301-P1	Proposed Elevations	31st October 2019
No Nos	External Lighting Rev C	31st October 2019
E0204-P03	Proposed Site External Lighting Layout	31st October 2019

The application is also accompanied by:

- Design and Access Statement
- CCTV Colum Base Details
- Lighting Details – Sylvania, Skyline Street

Applicant: Thurrock Council	Validated: 5 November 2019 Date of expiry: 20 February 2020 (Extension of time agreed with applicant)
Recommendation: Approve subject to conditions.	

This application is scheduled as a Committee item because the Council is the applicant and landowner (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 installation of internal and external roller shutters to all windows and doors of the community hub, external lighting within the car park and CCTV cameras mounted on poles located within the boundary of the Aveley Village Community Hub.

1.2 The building which is located on the Aveley Recreation Ground was granted permission under reference 16/01330/TBC; construction on the building is almost complete.

2.0 SITE DESCRIPTION

2.1 The application site comprises of 2,880sqm of the overall 2.57 Hectares of the Aveley recreation ground and is located towards the northwest corner of the recreation ground.

2.2 The wider recreation ground is split into an eastern side which is an open playing field and a western side which consists of a skate park, sports court, a tennis court and a children’s play area. Within the north west section of the park there is an established lawn bowls club with associated pavilion.

2.3 The recreation ground is bordered by residential properties backing on to the park. To the west of the recreation ground is Hall Avenue; to the north of the site is Aveley High Street which is a combination of residential at first floor and commercial properties at ground floor. Facing eastwards the recreation ground borders the rear of the residential properties on Ship Lane and to the south the recreation ground is enclosed by the rear of the properties on Church View.

2.4 The site falls outside of any flood risk zone.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
16/01330/TBC	Erection of new Community Centre with associated external works including youth facilities, nursery, soft play area, community cafe terrace, vehicle turning circle and replacement car parking.	Approved
18/01223/CONDC	Application for the approval of details reserved by condition no. 5 (Noise Mitigation) of planning permission ref. 16/01330/TBC (Erection of new Community Centre with associated external works including youth facilities, nursery, soft play area, community cafe terrace, vehicle turning circle and replacement car parking.).	Advice Given
19/00005/CONDC	Application for the approval of details reserved by condition no 2 (Samples of Materials) no 4 (Highways Management Plan) no 5 (Noise Mitigation) 9 (Parking Layout) no 12 (CEMP) of planning permission ref. 16/01330/TBC(Erection of	Advice Given

	new Community Centre with associated external works including youth facilities, nursery, soft play area, community cafe terrace, vehicle turning, circle and replacement car parking.)	
19/00091/ADV	Two advertisement for hoarding signage display, 0.5m above ground to the base of advert, 1.5m high and 4.5m wide with associated adverts.	Approved
19/01199/CONDC	Application for the approval of details reserved by condition no. 3 and condition no.4 of planning permission ref. 16/01330/TBC (Erection of new Community Centre with associated external works including youth facilities, nursery, soft play area, community cafe terrace, vehicle turning circle and replacement car parking)	Advice given
19/01578/CONDC	Application for the approval of details reserved by condition no 10 (Travel Plan) and no 15 (Fume Extraction and Ventilation System) of planning permission ref: 16/01330/TBC (Erection of new Community Centre with associated external works including youth facilities, nursery, soft play area, community cafe terrace, vehicle turning circle and replacement car parking).	Pending consideration

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 The application has been advertised by way of neighbour letters and a site notice erected nearby to the site. One letter of support has been received at the time of writing the report.

The letters of support makes the following comments:

- Hub will create new jobs;
- Landscaping;
- Hub will provide much needed amenity to local residents;
- Development would make best use of former waste ground;

- CCTV, shutters and external lighting is essential for the site;
- The new Hub will create a space for young people.

4.3 ENVIRONMENTAL HEALTH

No observations on the proposed alterations.

4.4 HIGHWAYS

No objections.

4.5 LANDSCAPE AND ECOLOGY

No objections.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 19th February 2019. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF 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. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

2. Achieving sustainable development
4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places

5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design;
- Open space, sports and recreation facilities, public rights of way and local

- green space, and;
- The use of planning conditions.

5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

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

Thematic Policies:

- CSTP10 - Community Facilities
- CSTP20 - Open Space
- CSTP22 - Thurrock Design

Policies for the Management of Development

- PMD1 - Minimising Pollution and Impacts on Amenity
- PMD2 - Design and Layout
- PMD8 - Parking Standards
- PMD9 - Road Network Hierarchy

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 began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council’s website and agreed the approach to preparing a new Local Plan.

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 assessment below covers the following areas:

- i. Principle of development
- ii. Design of development and relationship with surroundings
- iii. Amenity Impacts
- iv. Landscape Impacts
- v. Highways

I. PRINCIPLE OF DEVELOPMENT

- 6.2 The new Hub building (consented under 16/01330/TBC) is nearing completion and is located on land which previously was used as a car park. The works proposed are in association with the operation of the Hub. The proposed alterations are acceptable in principle given that they are required in association with the operation of the building.

II. DESIGN OF DEVELOPMENT AND RELATIONSHIP WITH SURROUNDINGS

- 6.3 The building is located off Aveley High Street, where a variety of shops and commercial premises feature roller shutters. The proposed lighting, CCTV and roller shutters would not appear out of character with the community hub development or wider location. The proposals comply with Policies CSTP22 and PMD2 of the Core Strategy in this regard.

III. AMENITY IMPACTS

- 6.4 The hub building is situated 40m away from the closest residential properties on the High Street to the north and 32m away from the residential properties at the New Maltings to the North East. The neighbours in New Maltings would be closest to the car parking in which the new lighting is proposed; the car park is located 10m away from the rear of these properties.
- 6.5 While the immediate private amenity space to the rear of New Maltings would fall within the lighting spread produced by the proposed lighting, the light levels received by the rear of these properties would be minimal and the Council's Environmental Health Officer has raised no objections to the proposals. Therefore the impact upon these properties is not sufficient to sustain as a reason for refusal.
- 6.6 The proposed CCTV is required to provide additional security for the hub building, the CCTV would be located in such a way that it directly faces onto the hub and that this is the sole area that would be monitored by the CCTV. Therefore, there would be no overlooking or loss of privacy or amenity for local residents as a result of the siting or design of the CCTV devices.
- 6.7 It is not considered that the proposals would have any significant adverse amenity impacts for surrounding residents and the proposals would comply with Policy PMD1 in this respect

IV. LANDSCAPE IMPACTS

- 6.8 The Council's Landscape and Ecology Advisor has no objections to the proposed works, therefore it is considered that the proposal would pose minimal impacts to the surrounding landscape of the hub.

V. HIGHWAYS

- 6.9 The proposals would not affect parking provision at the site and there are no objections to the proposal from the Council's Highway Officer.

7.0 CONCLUSIONS

- 7.1 The proposal would be compliant with the relevant Core Strategy policies, as well as relevant chapters of the NPPF and would be acceptable.

8.0 RECOMMENDATION

- 8.1 Approve, subject to 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 Act 2004.

PLANS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

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

MATERIALS

3. The materials to be used for the external shutters 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 integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

LIGHTING

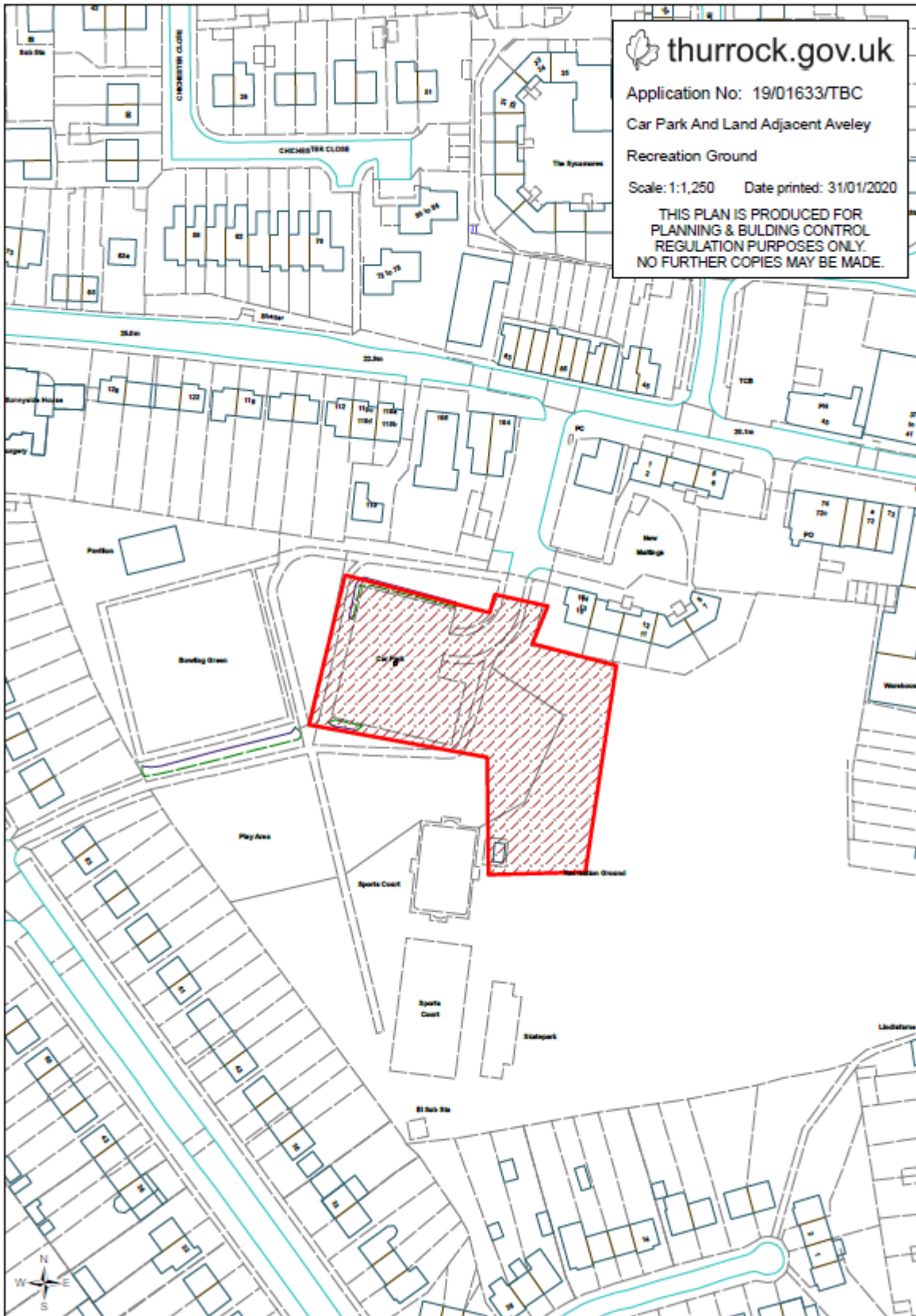
4. The lighting scheme as shown on the approved drawing numbers 6630-1106-P3 and E0204-P03 shall be implemented in accordance with these approved details and shall be retained and maintained as such thereafter.

Reason: In order to safeguard the amenities of neighbouring occupiers and in the interests of the visual amenity of the area as required by policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

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**
Application No: 19/01633/TBC
Car Park And Land Adjacent Avelley
Recreation Ground
Scale: 1:1,250 Date printed: 31/01/2020
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