

Reference: 20/00593/TBC	Site: Former Whiteacre Daiglen Drive South Ockendon Essex
Ward: Belhus	Proposal: Retrospective temporary planning permission sought for a period of 3 years for timber site hoarding.

Plan Number(s):		
Reference	Name	Received
10059-00-3100-S3-A	Location Plan	20th May 2020
10059-00-3101-S3-A	Proposed site layout	20th May 2020

The application is also accompanied by: N/A	
Applicant: Thurrock Council	Validated: 1 June 2020 Date of expiry: 27 July 2020
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 The application seeks temporary permission for a period of 3 years, for the hoarding which measures 2.4m in height and is located around the curtilage of the site. The erection of the hoarding commenced on 11 May 2020.
- 1.2 The intention of the hoarding is to provide security and ensure the safety of the site and for members of the public.

2.0 SITE DESCRIPTION

- 2.1 The application site is a currently vacant piece of land that measures 5674sqm. The site is located to the south of the Bluebell Surgery located on Darenth Lane.

- 2.2 The land has been vacant for a period of 14 years, the buildings that were previously located within the site named have been demolished.

3.0 RELEVANT HISTORY

- 3.1 None

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. No comments were received.

4.3 HIGHWAYS:

No objections.

4.4 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:

- 4. Decision-making
- 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
- Determining a planning application
- 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:

- CSTP22 - Thurrock Design

Policies for the Management of Development

- PMD1 - Minimising Pollution and Impacts on Amenity
- PMD2 - Design and Layout
- 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 and Ecology
- v. Highways

I. PRINCIPLE OF DEVELOPMENT

6.2 There is no extant planning permission for the site, however the hoarding will provide security for the site whilst it is vacant and protect members of the public. The application seeks temporary permission for a period of 3 years while consideration is given the potential future use of the site. In principle the erection of the hoarding for security purposes is considered acceptable for a temporary period.

II. DESIGN OF DEVELOPMENT AND RELATIONSHIP WITH SURROUNDINGS

6.3 The hoarding appears as a somewhat utilitarian feature within the street scene. However, the hoarding is necessary for the security of the site whilst consideration is given to any future use. Therefore, given that the hoarding is only to be erected for a temporary period of three years, while there is an impact upon the surrounding area, the impacts are only for a relatively limited period. On this basis it is considered that the impact of the hoarding is acceptable.

III. AMENITY IMPACTS

6.4 The hoarding located to the west of the application site would be within close proximity to the rear gardens of properties located within Dent Close. However, given that the hoarding is located to the rear of most of these properties, the impact of the hoarding upon amenity would be limited.

6.5 It is not considered that the proposal would have a significant adverse amenity impact for surrounding residents and the proposals would comply with Policy PMD1 in this respect.

IV. LANDSCAPE AND ECOLOGY

6.6 There are a number of trees within the site in close proximity to the hoarding. The Council's Landscape and Ecology Advisor was consulted and advised that the trees within the site are not of high amenity value nor are they of a good quality. Therefore no concerns were raised in regards to the impact upon trees within the site.

V. HIGHWAYS

6.7 The proposal would not affect the adjacent highways in regards to visibility or vehicular or pedestrian safety. 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, given that the hoarding is only to be erected for a temporary period of three years.

8.0 RECOMMENDATION

8.1 Approve, subject to conditions.

RETROSPECTIVE TIME LIMIT

1. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission in so far as it relates to the development (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the date of this decision notice.

REASON: To ensure clarification of the works commenced in accordance with Section 73A of Chapter 8, Part III, of the Town and Country Planning Act 1990 (as amended).

TEMPORARY PERMISSION

2. The hoarding hereby permitted is limited to a temporary period expiring three years from the date of this permission. After this time the hoarding hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission.

REASON: In the interests of the character of the area with regard to policies PMD2 and CSTP22 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

PLANS

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

Plan Number(s):		
Reference	Name	Received
10059-00-3100-S3-A	Location Plan	20th May 2020
10059-00-3101-S3-A	Proposed site layout	20th May 2020

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

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

