

<p>Reference: 21/00728/FUL</p>	<p>Site: JD Wetherspoons PLC Old State Cinema George Street Grays Essex RM17 6LZ</p>
<p>Ward: Grays Riverside</p>	<p>Proposal: Change of use of building from cinema to public house and associated internal and external works to facilitate use, including the creation of external beer garden on frontage to George Street and external repair works</p>

Plan Number(s):		
Reference	Name	Received
PL001	Existing Plans	5th May 2021
PL002	Existing Plans	5th May 2021
PL003	Existing Plans	5th May 2021
PL004	Existing Plans	5th May 2021
PL005	Existing Plans	5th May 2021
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PL010	Existing Elevations	5th May 2021
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PL020	Sections	5th May 2021
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PL040	Existing Plans	5th May 2021
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PL043	Existing Plans	5th May 2021
PL044	Existing Plans	5th May 2021
PL045	Existing Plans	5th May 2021
PL046	Existing Elevations	5th May 2021
PL047	Existing Elevations	5th May 2021

The application is also accompanied by:

- Design and Access Statement
- Flood Risk Assessment

Applicant:

J D Wetherspoon PLC

Validated:

30 April 2021

Date of expiry:

19th July 2021 (Agreed extension of time)

Recommendation: Approve, subject to conditions

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the change of use of the building from the former cinema use to a public house. This application was submitted alongside an application for Listed Building Consent reported separately on this agenda.
- 1.2 The proposal would result in 495 covers at ground floor, a beer garden with 57 covers and 76 covers to be provided on the pavement area. A total of 60 full-time jobs would be created.
- 1.3 The proposed change of use to a public house involves a comprehensive refurbishment of the former cinema building to provide the following internal / external accommodation:

Ground Floor:

- main entrance lobby;
- customer area;
- bar / server;
- kitchen;
- beer garden;
- disabled toilets;
- baby changing facilities;
- ancillary office and
- recycling / bin storage

First Floor:

- customer toilets;
- staff room;
- staff changing areas;
- bin store; and

- cooled beer store

Second Floor:

- ancillary accommodation.

- 1.4 The proposals would leave the existing circle seating area and projector room unchanged with no public access to these areas. The proposals include an outdoor seated area on George Street to the west of the main entrance. This seated area is not located on the public highway. There are no dedicated parking spaces to serve the existing site and no parking spaces are proposed. Food and drink deliveries for the proposed public house would be from the service area to the north of the site (vehicle access from London Road) and then via the access adjacent to the east of the site.

2.0 SITE DESCRIPTION

- 2.1 The State Cinema is located on the north side of George Street and to the south of London Road Grays and is a free standing building unattached to other buildings or structures.
- 2.2 George Street is a pedestrian precinct which runs east-west from the High Street to the Morrisons supermarket and car park. To the north of the State Cinema is the service yard of the supermarket and opposite is the former Post Office building. To the east is a narrow lane (referred to in the application as State Lane) which provides pedestrian access from London Road to George Street and to the rear of High Street properties. To the west is an open hard surfaced area adjacent to the supermarket. Land to the north-west is gated and used for informal parking wholly unrelated to the State Cinema.
- 2.3 The building can be seen over a wider area of the town centre due to its height especially that of the tower with its distinctive lettering which can be seen from various parts of central Grays.
- 2.4 The town centre comprises a wide variety of building types. There have been many changes post war. The historic road pattern has significantly changed and the relationship between buildings and spaces has been eroded. Ground floor commercial premises are modern with synthetic materials and appearance. Traditional buildings appear much altered or eroded in terms of context though some notable examples remain including the former magistrates court building, the former Ritz Cinema (now Mecca Bingo) and the State Cinema.
- 2.5 The State Cinema was originally listed at Grade II in February 1985 and upgraded to Grade II* in 2000. It currently appears on the national list of Historic Buildings at Risk prepared by English Heritage. It was constructed in 1938 and was designed by FGM Chancellor of Frank Matcham & Co for Frederick's Electric Theatres. Many of the original internal art deco features including lamps, decoration and the Compton organ which rises from under the stage remain although some elements have been stolen

recently. Grays had another ‘super-cinema’ by Chancellor dating from 1930 and that was The Regal on New Road; it has since been demolished.

- 2.6 The State Cinema is constructed of brown brick and has a flat roof. The main elevation is the southern frontage on which there is cream and black decoration by way of faience (glazed decorated pottery) cladding. At the south east corner is a tower with an overhanging flat roof, the name State in large squared capitals set into the recessed frieze beneath the roof overhang. The building is massive in form and unrelieved by details making its external appearance rather austere. The form is emphasized and articulated by pilaster buttresses on the north east and west elevations.
- 2.7 The building form steps up to the tower which is decorated with cream and black faience. The tower is described as squat by Pevsner in his book on the buildings of Essex. It sits above a circular lobby with glazed doors which provides the main entrance point. The lobby has a dome and frieze detail and the George Street frontage contains small shop units unconnected to the interior spaces.
- 2.8 There are two main storeys of foyers to the auditorium which is steeply raked and which can seat approximately 2,200. The foyers are linked by an open well staircase which is served by windows on the east.
- 2.9 In the listing the State Cinema is described as being one of the best preserved of the 1930s ‘super cinemas’. It has retained even small details of decor and machinery and is unusual in having not been subdivided or significantly altered. It has been vandalised within the last six months in spite of the best efforts of the owner. The projection room to the rear and above the circle is still equipped with some of the original projectors and lighting effects lanterns.
- 2.10 The building operated as a cinema from 1938 until the late 1980s and after a period of closure re-opened in 1991 as a wine bar and nightclub. However, the building has been unused since approximately 1998. Although the building has been considered as structurally sound in the past, damage associated with water ingress was identified as early as 2003. Although works of repair have periodically been undertaken issues arising from defective roof coverings and defective rainwater goods remain. An inspection of the interior of the building show continued water ingress.

3.0 RELEVANT HISTORY

Reference	Description	Decision
91/00622/FUL	Part change of use to include ground floor bar & first floor circle bar & restaurant , redecoration & reinstatement/additional lighting	Approved
97/00619/FUL	Change of use to D1 (place of worship) in addition to the current use D2 (Cinema and place of entertainment)	Withdrawn

98/00163/FUL	Change of use to D1 (place of worship) in addition to the current use D2 (cinema and place of entertainment)	Allowed at appeal
11/50367/TTGLBC	Change of use refurbishment and alterations to former cinema to form a mixed leisure centre including conference and entertainment facilities, restaurant, shops and bars.	Approved
11/50366/TTGFUL	Change of use, refurbishment & alterations to former cinema to form a mixed leisure centre including conference and entertainment facilities, restaurant, shops and bars.	Approved
15/00981/FUL	Change of use of former cinema to drinking establishment (Use Class A4) including full internal refurbishment and redecoration scheme retaining original auditorium, creation of external beer garden and terrace above first floor. Full repair and restoration of external envelope. Provision of additional windows and doors at ground and first floor level.	Lapsed
15/00982/LBC	Change of use of former cinema to drinking establishment (Use Class A4) including full internal refurbishment and redecoration scheme retaining original auditorium, creation of external beer garden and terrace above first floor. Full repair and restoration of external envelope. Provision of additional windows and doors at ground and first floor level.	Lapsed
17/01617/LBC	Works to create public house and ancillary areas within existing building, including full internal refurbishment and redecoration scheme and external works including creation of beer garden and full repair of external envelope as found necessary following dilapidation survey	Approved
17/01616/FUL	Change of use of building from cinema (Use Class D2) to public house (Use Class A4) and associated internal and external works to facilitate use, including the creation of external beer garden on frontage to George Street	Approved

21/00729/LBC	Works to create public house and ancillary areas within existing building, including full internal refurbishment and redecoration scheme and external works including creation of beer garden	Pending consideration of this Agenda.
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3.1 Applications 17/01616/FUL & 17/01617/LBC have not been implemented and expire on 20 August 2021.

3.2 Since those applications were approved in August 2018 the applicant has reviewed the approvals and decided that changes were needed to the window pattern of the building. These matters will be considered in more detail in the accompanying listed building application.

4.0 CONSULTATIONS AND REPRESENTATIONS

PUBLICITY:

4.1 This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby. No responses have been received.

4.2 CONSULTATION RESPONSES

4.3 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

4.4 HIGHWAYS:

No objections.

4.5 ENVIRONMENT AGENCY:

No objections

4.6 THEATRES TRUST:

Support the proposals which will refurbish and restore the building. The Trust encourage the restoration of the Compton Organ.

4.7 TWENTIETH CENTURY SOCIETY:

Support the reuse of the building.

4.8 FLOOD RISK MANAGER

Advice offered on drainage options.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018 (and subsequently updated with minor amendments on 19th February 2019). The NPPF sets out the Government's planning policies. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...

² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

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:

- Decision Making
- Ensuing the vitality of town centres
- Considering and enhancing the historic environment; and
- Meeting the challenge of climate change, flooding and coastal change.

5.2 National Planning Policy Guidance (NPPG)

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. 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: process and tools;
- Determining a planning application;
- Flood risk and coastal change;
- Healthy & Safe Communities and
- Use of planning conditions

5.3 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 Adopted Interim Proposals Map accompanying the Core Strategy shows the site as land with no specific notation. However, as noted above, the site benefits from an extant planning permission for residential development which has been commenced. The following Core Strategy policies in particular apply to the proposals:

SPATIAL POLICIES

- CSSP2: Sustainable Employment Growth
- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock

THEMATIC POLICIES

- CSTP7: Network of Centres
- CSTP8: Vitality & Viability of Existing Centres
- CSTP27: Management and Reduction of Flood Risk

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD15: Flood Risk Assessment

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 the Development
- II. Highways and Access
- III. Flood Risk and Site Drainage
- IV. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site lies within Grays Town Centre which is one of the main regeneration and strategic hubs in the Borough. The building is in a poor state of repair and has not been used for some time. A 'Building Condition, Structure and Dilapidations' report (May 2017) which accompanies the application confirms that the building has and continues to suffer water ingress and associated damage.

6.3 Policy CSSP2 (Sustainable Employment Growth) seeks to encourage new employment generating uses in the Key Strategic Hubs. The proposal would bring the building back into use and create in the region of 60 new FTE jobs. The proposal accords with the requirements of Policy CSSP2 in this regard.

6.4 Policy CSTP7 (Network of Centres) acknowledges the hierarchy of Centres in the Borough, positioning Grays as a regeneration hub, focused on providing complementary retail development to Lakeside and encouraging cultural, administrative and education uses. The proposed use will support the regeneration

of the town centre and other town centre uses, and the uses the Council is seeking to promote for Grays. The proposal would comply with Policy CSTP7 in this respect.

- 6.5 Policy CSTP8 (Vitality and Viability of Existing Centres) identifies that the Council will seek to support the retail function of town centres, and that measures to improve the vitality and viability of town centres will be encourage to support the Borough's residents. The centres should act as a focus for retail, leisure, cultural, business and residential uses. The proposed redevelopment of the premises would stimulate the local economy, providing a new wider choice for both the daytime and night time leisure activity in the town centre. The proposal would also provide a greater choice of eating and drinking locations in the town centre and would regenerate the key building in the town centre. The proposal would therefore support the Council's wide aims to regenerate Grays Town Centre in accordance with this policy.
- 6.6 The recently published revised NPPF includes a chapter titled 'Ensuring the vitality of town centres'. Paragraph 85 states that planning decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. The State is a purpose-built cinema and consequently there is only a very limited range of non-cinema uses which the building could realistically be converted to. The long period of vacancy is evidence of the limited viable alternative uses of the structure. Accordingly, the current proposal which would result in the refurbishment, repair, restoration and perhaps most importantly re-use of the structure as a single entity, is welcomed.
- 6.7 Accordingly, the proposal is considered to be acceptable in principle.

II. HIGHWAYS AND ACCESS

- 6.8 The applicant's ownership extends only as far as the extremities of the built footprint of the building. The applicant has rights agreed with the adjacent landowner (Morrisons) to service the building from the rear (north), through Morrison's service yard. All deliveries would be taken from this access off London Road.
- 6.9 The submitted plans show that it is proposed to utilise the pedestrianised area 'to the frontage of the site onto George Street as a beer garden although this area does not form part of the adopted highway. Planters and cordons will define the area of the outdoor beer garden with tables and chairs within the area. It should be noted that this area coincides with an area of land that is used regularly by Grays market.
- 6.10 The Council's Highways Officer has no objections to the use of this land, but it is noted a license to use the area would need to be secured from the Highways Authority. This matter could be covered by an Informative on any permission. The site is clearly located in one of the most accessible locations in the Borough, with Grays railway station, bus interchange and public car parks all within easy walking

distance. Although there is no dedicated car parking for the site, this fact reflects the existing situation and given the accessibility to sustainable modes of transport no objections to the absence of on-site parking could be substantiated.

III. FLOOD RISK

- 6.11 The site lies within tidal Flood Zone 3a, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for a change of use, to a public house. The proposed use would fall within the 'more vulnerable' use based on the PPG's 'Table 2 - Flood Risk Vulnerability Classification' where development requires application of the 'Exception Test' as identified in the PPG's 'Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility' table.
- 6.12 Before applying the 'Exception Test' consideration needs to be given to the 'Sequential Test', which aims to steer new development to areas with the lowest probability of flooding. This site is located in an urban area and the building has most recently been used for commercial purposes, but the proposal would introduce a 'more vulnerable' use, in terms of flood classification. As the site is previously developed land it is preferable to reuse the building. This factor is given greater weight because the proposals in this case would also bring about the beneficial re-use of a Grade II* Listed Building. The site is also located in a sustainable location and the use would have wider benefits to the town centre and community. These considerations demonstrate that the Sequential Test is met.
- 6.13 For the 'Exception Test' to be passed the proposed development needs to provide 'wider sustainability benefits to the community that outweigh flood risk' [first part], and demonstrate that the development will be 'safe for its lifetime' [second part]. In addition to reasons stated in the 'Sequential Test' assessment above and the sustainability reasons in terms of the site's location the development can provide 'wider sustainability benefits to the community that outweigh flood risk'. Therefore the first part of the 'Exception Test' is met and the second part is assessed below.
- 6.14 A site specific Flood Risk Assessment has been submitted and is considered acceptable by the Environment Agency (EA), who raise no objections to the proposal. They recommend flood resilience measures be implemented, however these would be likely to cause additional harm to the fabric of the listed building and on balance it is not considered appropriate to require any additional works to be carried out to the building, other than those proposed to facilitate its new use. A Flood Warning Plan is recommended by the EA, this could be covered by a condition. The FRA has therefore demonstrated that the second part of the 'Exception Test' is met. The Flood Risk Manager (FRM) has requested a full drainage survey and strategy be submitted as well as looking at options for rainwater harvesting. The building is long established and Grade II* listed. Whilst the comments from the FRM are noted given the

established nature of the building and the sensitivity of protecting as much of the building from incursion and changes, it is not considered reasonable to require further surveys or changes to the fabric of the building.

IV. OTHER MATTERS

- 6.15 The site is distant from the main built up residential areas of Grays. Whilst there are some residential units above commercial premises towards the northern end of the High Street, it is not considered the use would be harmful to the occupiers of these properties. The site is within a town centre location, where a level of activity during the day and night would be expected. Accordingly no objection on noise or disturbance could be substantiated.
- 6.16 It should be noted that a separate Premises Licence will need to be obtained for the sale of alcohol. As the site is located in a town centre with limited residential accommodation nearby and as the use will be subject to separate licencing it is not considered necessary to impose planning conditions restricting hours of use.

7.0 CONCLUSIONS AND REASON FOR APPROVAL

- 7.1 The proposal would enable the restoration and re-use of one of the most distinctive and recognised buildings in Grays. The site is in one of the Boroughs main regeneration hubs and the proposals would represent a major opportunity to support and regenerate Grays Town Centre. The proposal would bring jobs and footfall to the High Street and create in the region of 60 new jobs. Crucially the proposals involve the re-use of a long-standing vacant heritage asset which has suffered from damage in recent years.
- 7.2 Subject to conditions the proposal is considered to be acceptable.

8.0 RECOMMENDATION

Approve, subject to the following conditions:

TIME

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by 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:

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PL001	Existing Plans	5th May 2021
PL002	Existing Plans	5th May 2021
PL003	Existing Plans	5th May 2021
PL004	Existing Plans	5th May 2021
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PL010	Existing Elevations	5th May 2021
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PL044	Existing Plans	5th May 2021
PL045	Existing Plans	5th May 2021
PL046	Existing Elevations	5th May 2021
PL047	Existing Elevations	5th May 2021
PL048	Existing Elevations	5th May 2021
PL049	Existing Elevations	5th May 2021
PL050	Sections	5th May 2021
PL100	Proposed Plans	5th May 2021
PL100	Proposed Plans	5th May 2021
PL200	Proposed Plans	5th May 2021
PL300	Proposed Plans	5th May 2021
PL330	Proposed Plans	5th May 2021
PL360	Proposed Plans	5th May 2021
PL400	Proposed Plans	5th May 2021

PL401	Proposed Plans	5th May 2021
PL402	Proposed Plans	5th May 2021
PL403	Proposed Plans	5th May 2021
PL408	Proposed Plans	5th May 2021
PL409	Proposed Plans	5th May 2021
PL410	Proposed Plans	5th May 2021
PL500	Sections	5th May 2021
PL501	Sections	5th May 2021
PL502	Sections	5th May 2021
PL503	Sections	5th May 2021
PL600	Proposed Elevations	5th May 2021
PL601	Proposed Elevations	5th May 2021
PL602	Proposed Elevations	5th May 2021
PL602	Proposed Elevations	5th May 2021
PL603	Proposed Elevations	5th May 2021
PL603	Proposed Elevations	5th May 2021
PL604	Proposed Elevations	5th May 2021
PL01	Location Plan	5th May 2021
PL02	Site Layout	5th May 2021
PL16	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021
(No Nos.)	Proposed Plans	5th May 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

USE OF PREMISES

- 3 The premises shall only be used as a public house, wine bar or drinking establishment, for purposes as defined within the sui generis use of the Schedule to the Town & Country Planning [Use Classes] Order 1987 [as amended] [or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification]. There shall be no change of use from that use, without the prior written consent of the Local Planning Authority.

REASON: In the interests of amenity and to ensure that the development remains

integrated with it's immediate as required by policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

DETAILS OF BEER GARDEN

- 4 Notwithstanding the information on the approved plans, the use hereby permitted shall not commence until written details of the tables, chairs, cordons and planters and any other structures to be used for the beer garden have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

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 Core Strategy and Policies for the Management of Development [2015]

CCTV – DETAILS TO BE AGREED

- 5 Prior to the first operational use of the premises details of any external CCTV equipment shall be submitted to and approved in writing by the local planning authority. The scheme shall be installed and be operational prior to first occupation of the development and retained and maintained thereafter.

REASON: In the interests of amenity, security and crime prevention in accordance with policy PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

AMPLIFIED SOUND

- 6 There shall be no amplified sound used outside the premises, unless previously agreed in writing with the local planning authority.

REASON: In the interests of the amenity and to mitigate the impact of development in accordance with by policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

FLOOD WARNING AND EVACUATION PLAN

- 7 Prior to the first operational use of the building a Flood Warning and Evacuation Plan [FWEP] for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Plan shall be implemented, shall be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

REASON: To ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with policy PMD15 of the adopted Thurrock Core Strategy and Policies for the Management of Development

[2015].

EXTRACTION DETAILS

- 8 Prior to the first operational use of the public house details of any equipment to be installed for the extraction and control of fumes and odours, including details of noise and vibration attenuation together with a maintenance schedule for the future operation of that equipment shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall not take place other than in accordance with these approved details.

REASON: In the interests of the amenity and to mitigate the impact of development in accordance with by policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 The applicant will need a license from the Highways Authority, Thurrock Council to allow the stationing of the equipment for the outdoor beer garden on the public highway.

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

