

Reference: 21/00073/FUL	Site: 53 - 55 Third Avenue Stanford Le Hope Essex
Ward: The Homesteads	Proposal: Seven dwellings with associated access road, hardstanding, landscaping and bike stores following the demolition of two existing detached dwellings

Plan Number(s):		
Reference	Name	Received
1572/P1 Rev B	Site Location Plan	18 March 2021
1572/P2 Rev B	Existing Block Plan	19 January 2021
1572/P14	Proposed Cycle Store	19 January 2021
1572 P15	Existing Layout No.53 Third Avenue	19 January 2021
1572 P16	Existing Layout No.55 Third Avenue	19 January 2021
1572 P17 Rev C	Proposed Block Plan	16 April 2021
1572 P18 Rev A	Plot 1 Proposed Layout and Elevations	19 January 2021
1572 P19 Rev A	Plot 2 Proposed Layout and Elevations	19 January 2021
1572 P20 Rev A	Plots 3 & 4 Proposed Layout and Elevations	19 January 2021
1572 P21 Rev A	Plot 5 Proposed Layout and Elevations	19 January 2021
1572 P22 Rev A	Plot 6 Proposed Layout and Elevations	19 January 2021
1572 P23 Rev A	Plot 7 Proposed Layout and Elevations	19 January 2021
1572 P24 Rev A	Existing and Proposed Street Scenes	19 January 2021

The application is also accompanied by:

- Arboricultural Assessment, A G Mitchell Countryside dated January 2020
- Design & Access Statement, Rev F
- Planning Statement, ref. IC/2271 dated January 2020
- Transport Note, ref. WIE14973.100.R.3.1.1.TN dated 23 January 2019

Applicant: Cedarmill Developments Ltd	Validated: 26 January 2021 Date of expiry: 19 July 2021
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	(Extension of Time agreed with applicant)
Recommendation: Grant planning permission, subject to conditions and s106 Agreement	

This application is scheduled for determination by the Council's Planning Committee because the application was called in by Cllr Collins, Halden, Kelly, Hebb and Byrne in accordance with Part 3 (b) 2.1 (d)(i) of the Council's constitution to consider the impact of the proposal on the character of the Homesteads Ward.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This is an application for full planning permission for seven dwellings consisting of one semi-detached pair and five detached dwellings following the demolition of the two existing detached dwellings. The proposal would also include an access road, hardstanding, landscaping and bike stores.
- 1.2 This is a resubmission of the scheme following the refusal of previous application 20/00067/FUL which was subsequently dismissed at appeal (appeal ref APP/M1595/W/20/3251730). In relation to the previous application, the primary change is confirmation of a s106 contribution towards Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) and Traffic Regulation Order (TRO).

2.0 SITE DESCRIPTION

- 2.1 The application site is presently two separate plots of land both of which contain detached bungalows with rooms in the roof. These dwellings are to the south west side of Third Avenue which is within a residential area of Stanford-le-Hope. Both existing dwellings benefit from large rear gardens which back onto a block of garages located off Rose Valley Crescent. The site has a total area of 0.29 hectares and is surrounded to the side and rear by residential dwellings, garages and gardens.
- 2.2 The site is within the Homesteads ward within Stanford-le-Hope. This is a designated residential precinct which is identified as being an area where character is a key issue. The Homesteads ward is identified as being intensively developed in the past and therefore proposals for backland development must be very carefully considered.
- 2.3 The site is approximately 800m from the central shopping area in Corringham and 1.7km from the centre of Stanford-le-Hope and 2km from the station. There are protected (TPO) Oak trees towards the front boundary of the site which would be retained.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
20/01527/FUL	Change of use of small Houses of Multiple Occupancy (C4 use) to form new large HMOs (Sui Generis). Proposed first floor extensions including alterations to the roof and single storey rear extensions; with associated car parking and cycle and refuse storage.	Refused
20/00067/FUL	Seven dwellings with associated access road, hardstanding, landscaping and bike stores following the demolition of two existing detached dwellings.	Refused – Appealed – Dismissed
19/00269/FUL	Nine dwellings with associated access road, hardstanding, landscaping and bike stores following the demolition of two existing detached bungalows.	Refused – Appealed – Dismissed

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

4.2 This application has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby. There have been 16 comments of objection received in relation to this application. The issues raised can be summarised as follows:

- Loss of light;
- Loss of privacy;
- Air/Light/Noise Pollution;
- Noise from construction;
- Traffic/parking from construction;
- Flood risk and surface water;
- Access to the site;
- Parking;
- Traffic;
- Highway safety;
- Emergency service access;
- Overdevelopment in the Homesteads area;

- Impact upon the character of the area;
- Contrary to policy;
- Loss of green space;
- Impact on community facilities;
- Impact on drains;
- Impact on infrastructure;
- Removal of trees;
- Previous refusal.

4.3 ANGLIAN WATER:

No comment. Below threshold for response.

4.4 ENVIRONMENTAL HEALTH:

No objection, subject to conditions.

4.5 HIGHWAYS:

No objection, subject to conditions and S106.

4.6 LANDSCAPE AND ECOLOGY ADVISOR:

No objection, subject to conditions and RAMS contribution.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 19 February 2019. 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:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

5.2 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. PPG contains subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design: process and tools
- Determining a planning application
- Effective use of land
- Housing and economic land availability assessment
- Housing and economic needs assessment

- Housing needs of different groups
- Housing: optional technical standards
- Natural Environment
- Noise
- Plan-making
- Planning obligations
- Transport evidence bases in plan making and decision taking
- Tree Preservation Orders and trees in conservation areas
- Use of Planning Conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

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

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY:

- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock

SPATIAL POLICIES:

- CSSP1: Sustainable Housing and Locations

THEMATIC POLICIES:

- CSTP1: Strategic Housing Provision
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness

POLICIES FOR THE MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD15: Flood Risk Assessment
- PMD16: Developer Contributions

Thurrock Local Plan

- 5.4 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.

Thurrock Design Strategy

- 5.5 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

Background

- 6.1 This application has been submitted following the refusal of 20/00067/FUL, which was subsequently dismissed on appeal (appeal ref APP/M1595/W/20/3251730). The application was originally refused for the following reason:

The proposed development, by reason of the subdivision and overdevelopment of these existing generous residential plots in the Homesteads Ward, an area in which spacious gardens are a particularly valuable character trait, would result in a significant adverse impact upon this identified character area. The proposal thereby conflicts with the aims and intentions of policies CSTP22, CSTP23 and PMD2 of the Core Strategy 2015 and paragraph 127 of the National Planning Policy Framework 2019.

- 6.2 In dismissing the appeal in relation to this application the Inspector concluded the following:

I have found that the proposal would not be harmful with regard to the first main issue, concerning the effect on character and appearance. However, I have also found that adequate provision would not be secured to mitigate the likely significant effects on a protected European site and to fund a TRO, which finding must outweigh that in

favour of the appeal. Accordingly, for the reasons given above and having regard to all other matters raised, it is concluded that the appeal should be dismissed.

6.3 Therefore, the Planning Inspectorate did not support the Council over the concern relating to impact of back land development upon the Homesteads. In this case the appeal was only dismissed because the Planning Inspectorate were concerned with the mechanism for securing the RAMS payment and Traffic Regulation Order ('TRO'). The appeal decision is a material consideration that must be taken into account in the assessment of the new application.

6.4 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and layout and impact upon the area
- III. Traffic impact, access and car parking
- IV. Flood risk and drainage
- V. Effect on neighbouring properties
- VI. Ecology and landscaping
- VII. Other matters

I. PRINCIPLE OF THE DEVELOPMENT

6.5 The site is identified in the Adopted Interim Proposals Map accompanying the Core Strategy (2015) as part of The Homesteads ward. Core Strategy Policy CSTP23 protects residential precincts such as The Homesteads where the original spacious pattern of development has been eroded by significant infilling and backland development.

6.6 Policy H11 of the Thurrock Borough Local Plan 1997 is not a saved policy but provides a good background to the situation – that The Homesteads ward was the subject of rapid house building in the 1960-1980s, which dramatically altered the character of the area. Specifically, The Homesteads ward has suffered with extensive infilling and subdivision of large private gardens. The policy then refers to Annex A9 which is saved and relevant as it links to Core Strategy Policy CSTP23. The Annex restricts development which would harm the character of The Homesteads. In accordance with the above referenced policies, the Council has strived to protect the spacious plots that characterise The Homesteads Ward. The current plots are spacious with large rear gardens which contribute towards the identified special character of the area.

6.7 The decision notice for the previous application indicated that officers and Members considered the proposal constituted overdevelopment of the spacious plots which are a valuable character trait within the area. The Planning Inspector stated "*the proposed development should be considered on its merits and impacts in relation to*

the more contemporary development plan policies and in relation to the specific local context". The Inspector considered that *"development in this case would largely retain the intrinsic open and spacious character of the site and, therefore, the fact that the proposal involves backland development should not weigh against it as a matter of principle"*. The recent appeal decision for an identical proposal leads to an acceptance, that in this instance, the principle of developing the site would be acceptable as the effect to the character of the area is acceptable.

II. DESIGN AND LAYOUT AND IMPACT UPON THE AREA

- 6.8 The proposed dwellings would be of a relatively uniform traditional hipped roof design. There would be some variation in the appearance of the buildings in particular in terms of the materials to be used with a mix of facing brick and weatherboarding along with tiled roofs. The eaves and ridge height of the dwellings would be relatively similar across the proposed development. There would be some variation in the scale and bulk which would be primarily due to the differing width of some of the buildings.
- 6.9 There are a mix of house types and designs in the area including detached, semi-detached and terraced properties. These are generally of traditional design with hipped or pitched roofs and follow a relatively uniform forward building line. The proposal includes two detached dwellings and a semi-detached pair located along the frontage with Third Avenue. This is considered to be acceptable in terms of appearance and to the immediate street scene. This view was confirmed by the Planning Inspector at the recent appeal decision commenting that *"these (properties) would be positioned on broadly the same footprint and front building line as the existing dwellings. Their design and appearance would be similar to the overall character and appearance of properties in this part of Third Avenue. As such, the change to the street scene to the front of the site would not be harmful."*
- 6.10 There would be a central access road between plots 2 and 3 which would provide access to the three dwellings located within what is currently garden space for the existing dwellings, albeit fenced off presently. Whilst these dwellings would not be prominent in the street scene there would be views afforded towards them, from the access road. They would also be visible from other vantage points around the site.
- 6.11 The Inspector concluded (paragraph 15) *"the spacing between the three dwellings would reflect the layout of dwellings in the surrounding area. Moreover, there would be generous and substantive separation between the row of three dwellings and surrounding residential development, resulting from the size of the new dwellings' gardens, the retained long gardens to the east and the single storey garages adjacent to the southern and western boundaries. As such, while the new dwellings would be visible from the public realm to some extent, they would be surrounded by a greater degree of separation and openness than the general layout of development in the*

wider area. Consequently, the principal characteristic of the site, its openness and spaciousness, would not be compromised to such an extent that the development would result in material harm”.

- 6.12 The appeal decision goes on to further establish the acceptable nature of the proposal in paragraph 16: *I acknowledge that the three dwellings to the rear would introduce a form of backland development in this location, but the Inspector’s main concern in the previous appeal [a scheme which comprised more dwellings] concerning the pattern of development related to the cramped nature of the development, with three more dwellings than in this case. For the reasons given, the development in this case would largely retain the intrinsic open and spacious character of the site and, therefore, the fact that the proposal involves backland development should not weigh against it as a matter of principle.*
- 6.13 Given the above it is considered that the proposal would not negatively impact upon the character of the area. Therefore the proposal would not result in a significant adverse impact upon the general character of the area contrary to policies PMD2, CSTP22 and CSTP23 and the National Planning Policy Framework 2019.
- 6.14 Each dwelling would be of a sufficient size to provide a suitable living environment for future occupiers. There would also be suitable levels of privacy for future occupiers.
- 6.15 In conclusion under this heading, the design and layout of the properties, alongside the accommodation provided, meets the requirements of CSTP22, CSTP23 and PMD2.

III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.16 The proposal would utilise three existing vehicular crossovers in order to provide access to the parking areas of plots 1 and 4 and the access road which would be created towards the centre of the site. Access to Plots 2 and 3 would be via side access points onto the central access road. The Council’s Highway Officer has raised no objection to the scheme but has suggested that a financial contribution should be sought from the developer to fund a Traffic Regulation Order (TRO) which could be used to introduce measures to prevent vehicles parking obstructing the access points. Members are advised that TROs are subject to a separate consultation process and should any objections be received these would be reported to the Portfolio Member for review and determination whether to proceed with the TRO. Given the nature of the proposal it is considered that it is necessary to explore a TRO in this location to prevent parking at the junctions. Subject to a Legal Agreement securing a financial contribution towards a TRO in the location, no objection is raised

and the proposal is considered acceptable with regards to highway safety and capacity.

- 6.17 The proposal includes 14 allocated parking spaces along with 2 visitor spaces providing a total of 16 parking spaces overall. The site is identified as being within an area of medium accessibility, as set out in the Council's Draft Parking Standards, due to its relative proximity to Corringham Town Centre. In such locations there is a requirement for 1.5 to 2.0 spaces per dwelling with 0.25 spaces per dwelling provided as visitor or unallocated spaces. The standards also state that for houses for 4 or more bedrooms an additional parking space will be permitted which would take these houses up to 3 spaces although it is not indicated that this is a requirement.
- 6.18 The proposal would provide two allocated spaces per dwelling and 0.29 visitor, which is considered acceptable; PINS concluded this was acceptable within the appeal decision. The Council's Highway Officer has raised no objection to this level of provision. Therefore whilst the concerns of residents regarding parking are noted it is considered, in this instance, that the level of parking provision would be acceptable and therefore the proposal complies with the requirements of policy PMD8.
- 6.19 With regards to cycle and refuse storage there is adequate space indicated for these to the side and rear of the proposed dwellings. Details of the cycle storage have been provided with the application and it is considered that these would be appropriate and provide the necessary level of storage for each dwelling.
- 6.20 Information has been provided with the application in relation to refuse collection including a swept path analysis which demonstrates that a refuse vehicle could access the site. This would allow for refuse collection to be from the front of each property which is considered to be appropriate.
- 6.21 In conclusion under this heading, no objection is raised by the Council's Highway Officer; the detail of the proposal and level of parking provided at the site is acceptable subject to conditions detailed above. Therefore, the proposal complies with the relevant parts of PMD2, PMD8 and PMD9.

IV. FLOOD RISK AND DRAINAGE

- 6.22 The application does not constitute a major application for the purposes of considering the drainage implications. However the principle of a suitable surface water drainage strategy was established in the consideration of a previous application. Given the proposal results in a significant level of built form along with the concerns raised by residents regarding surface water in the area it would be

appropriate to impose a condition on any permission granted requiring the submission of details of a surface water drainage scheme.

V. EFFECT ON NEIGHBOURING PROPERTIES

- 6.23 Plots 1-4 would be in a relatively similar location to the existing properties on the site. They would not breach the 60 or 45 degree angles to the nearest front or rear facing habitable room windows of the neighbours. Whilst it is acknowledged that there would be some additional views to the rear at a high level this is not unusual in an urban residential environment and given the level of existing mutual overlooking would not result in a significant loss of privacy from these dwellings. These plots do include side facing windows at first and second floor level which could overlook neighbouring properties. However, these windows serve non-habitable rooms and could be conditioned to be obscure glazed in order to restrict any overlooking.
- 6.24 Plots 5 to 7 are located to the rear of the site a significant distance from the rear of neighbouring properties on Third Avenue. Plot 5 would be set in from the boundary with No.51a. Given the separation distance to the boundary along with the fact that the primary impact would be towards the rear of this neighbour's garden, it is considered there would not be an overly dominant or overbearing impact upon this neighbour's garden space.
- 6.25 With regards to the impact of Plot 5 on privacy the proposal includes side facing windows at first floor level which could be conditioned to be obscure glazed and fixed shut. There would be some views from the front facing windows of Plot 5 towards No.51A, however given the angle and distance of these views it is considered that this would not result in a significant loss of privacy.
- 6.26 In terms of Plot 7 this would be separated from the nearest neighbours on Rose Valley Crescent by an access road and given the retained separation distance of approximately 18m to the rear of this neighbour it is considered that there would not be a significant loss of light or overbearing impact upon these neighbours. Plot 7 does include side facing windows facing these neighbours, however, these would serve non-habitable rooms and could be conditioned to be obscure glazed and fixed shut about a floor level height of 1.7ms in order to ensure there is no significant loss of privacy.
- 6.27 To the rear of the site is a block of garages and it is considered that given the separation distance to the nearest properties beyond there would not be a significant loss of light, overbearing impact or loss of privacy to neighbours to the rear.

- 6.28 The proposal would result in an increase in vehicular movements to and within the site. There would also be some additional disturbance due to the siting of properties within a currently open area. However, whilst it is acknowledged that this would impact upon neighbours it is considered that this would be compatible with the residential use of the surrounding area. As such this would not represent a justifiable reason for refusal. It is considered reasonable and necessary to condition removal of Permitted Development rights, so any further development at the properties would need formal planning permission.

VI. ECOLOGY AND LANDSCAPING

- 6.29 There are two trees which are subject to Tree Preservation Orders ('TPO's') located within the front gardens of the existing properties. Both are mature Oaks; while it is noted that the tree at No.53 is smaller and has been subject to works in the past both significantly contribute to the amenity of the street scene. The Council's Landscape and Ecology Advisor was consulted on the application and advised that the proposal should not further affect the trees provided the measures outlined in the arboricultural report were undertaken. A condition would be recommended on any planning permission granted requiring submission of an arboricultural method statement and tree protection details.
- 6.30 The site is within the Essex Coast RAMS Zone of Influence and therefore it would be necessary for the LPA to secure a contribution towards mitigation of the effects of recreational disturbance on Thames Estuary and Marshes SPA. In the event that the application is approved such a contribution could be secured via an appropriate Legal Agreement. The applicant indicated their willingness to make such a contribution and would draft a Legal Agreement if the application is determined favourably.

VII. OTHER MATTERS

- 6.31 Policy PMD16 states that where needs would arise as a result of development; the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and any other relevant guidance. The policy states that the Council will seek to ensure that development proposals contribute to the delivery of strategic infrastructure to enable the cumulative impact of development to be managed and to meet the reasonable cost of new infrastructure made necessary by the proposal.
- 6.32 It is not possible to secure an affordable housing provision in this instance because the proposal falls short of the Government's threshold of 10 units or more. The Council's Highway Officer has stated a contribution would be necessary towards a

Traffic Regulation Order (TRO) to introduce waiting or parking restrictions around the entrance to the site. In the event that planning permission were to be granted a s106 Legal Agreement would be necessary to secure a contribution towards the TRO. A suitable Legal Agreement would be progressed should Members determine the application favourably.

- 6.33 Concerns regarding the impact of construction works are noted. Whilst this would not represent a reason for refusal it is considered that if planning permission were to be granted it would be appropriate to impose a condition regarding a Construction Environmental Management Plan (CEMP) in order to limit the level of disturbance to neighbours during construction works. A condition relating to the control of the hours of construction is considered necessary and is also recommended.
- 6.34 Concerns have been raised regarding the impact upon drains, however, Anglian Water advised on a previous application for 10 dwellings that there is adequate capacity to accommodate the development.
- 6.35 Whilst comments regarding the impact upon community facilities and infrastructure are noted it is considered that a scheme of this size is unlikely to have a significant additional impact. The proposal would fall below the threshold for a contribution towards infrastructure and the Government has previously advised it would be unreasonable to impose such a requirement on any planning permission.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 The proposed development would result in a more intensive development of a site within the Homesteads Ward. Nonetheless, this has been deemed as acceptable by the Planning Inspectorate who concluded that the level of development proposed would not affect the character of the area in this site and location. Whilst policy CSTP23 protects the particular character and overdevelopment of sites within such identified residential precinct even with the backland development proposed this would not significantly affect the character of the area. The proposal would encroach into a large area of open garden space to the rear of properties on Third Avenue and Rose Valley Crescent but it would not have an adverse impact upon the special character of the Homesteads Ward and therefore complies with policies CSTP22, CSTP23 and PMD2.
- 7.2 Matters of detail have been determined as acceptable within the previous appeal decision. PINS only concern was the lack of completion of a s106 for RAMS and TRO contributions. The applicant has confirmed that this would be completed if the application is approved and therefore the proposal is recommended for approval.

8.0 RECOMMENDATION

8.1 Approve, subject to the following:

A) The completion and signing of an obligation under s.106 of the Town and Country Planning Act 1990 relating to the following heads of terms:

- Ecology – A financial contribution of £636.50 towards the Essex Coast RAMS strategy to mitigate the impact of the development upon the Thames Estuary and Marshes SPA.
- Traffic Regulation Order - £5,000 to explore options to introduce measures to prevent vehicles parking obstructing the access points.

B) the following planning 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 Purchase Act 2004.

PLANS

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

Plan Number(s):		
Reference	Name	Received
1572/P1 Rev B	Site Location Plan	18 March 2021
1572/P2 Rev B	Existing Block Plan	19 January 2021
1572/P14	Proposed Cycle Store	19 January 2021
1572 P15	Existing Layout No.53 Third Avenue	19 January 2021
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1572 P22 Rev A	Plot 6 Proposed Layout and Elevations	19 January 2021
1572 P23 Rev A	Plot 7 Proposed Layout and Elevations	19 January 2021

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

DETAILS OF MATERIALS/SAMPLES TO BE SUBMITTED

- 3 No development shall commence above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted 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 LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN [CEMP]

- 4 No demolition or construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:
- (a) Hours for the construction of the development
 - (b) Hours and duration of any piling operations,
 - (c) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
 - (d) Details of construction any access or temporary access, and details of temporary parking requirements;
 - (e) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems];
 - (f) Details of any temporary hardstandings;
 - (g) Details of temporary hoarding;
 - (h) Details of the method for the control of noise with reference to BS5228-1:2009+A1:2014 Code of Practice for noise together with a monitoring regime;
 - (i) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime ;
 - (j) Measures to reduce dust with air quality mitigation and monitoring,

Works on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of

the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

BOUNDARY TREATMENTS

- 5 Prior to the first use or operation of the development, details of the design, materials and colour of the fences and other boundary treatments shall be submitted to and approved in writing by the local planning authority. The fences and other boundary treatments as approved shall be completed prior to the first use or operation of the development 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 in accordance with policies PMD1 and PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SOFT AND HARD LANDSCAPING SCHEME

- 6 No development shall take place above ground level until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the local planning authority. These details shall have regard to the arboricultural method statement include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to first occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area [and to ensure that the proposed development in the Green Belt does not have a detrimental effect on the environment] in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

ARBORICULTURAL METHOD STATEMENT

- 7 No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Tree survey detailing works required;
- Trees to be retained;
- Tree retention protection plan;
- Arboricultural method statement (including drainage service runs and construction of hard surfaces).

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. The tree protection measures shall be carried out in accordance with the approved details.

Reason: To secure the retention of the trees within the site in the interests of visual amenity and the character of the area in accordance with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015]

SURFACE WATER DRAINAGE

- 8 No development shall commence until a scheme for the provision and implementation of surface water drainage incorporating sustainable urban drainage schemes (SuDS) and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be constructed and completed in accordance with the details as approved prior to the occupation of the development hereby permitted.

Reason: To ensure the incorporation of an appropriate drainage scheme and to avoid pollution of the water environment and to minimise flood risk in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

PARKING PROVISION – AS SHOWN ON THE APPROVED PLANS

- 9 The development hereby permitted shall not be first occupied until such time as the vehicle parking area shown on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out as shown on the approved plans. The vehicle parking areas shall be retained in this form at all

times thereafter. The vehicle parking areas shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

OBSCURE GLAZING

- 10 Prior to the first occupation of the buildings hereby permitted, the first floor windows in the flank elevations shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7m above internal floor level) and shall be retained as such thereafter.

Reason: In order to safeguard the amenities of neighbouring occupiers in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

REMOVAL OF PD RIGHTS – EXTENSIONS, GARAGES AND OUTBUILDINGS

- 11 Notwithstanding the provisions of Schedule 2, Part 1 Classes A, B, C, D and E of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no extensions or alterations to the dwellings hereby approved shall be undertaken and no outbuildings shall be erected within the site without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the openness of the Green Belt and the visual amenity of the area in accordance with policies PMD2 and PMD6 of the adopted Thurrock LDF 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 amendments to the vehicle access points onto Third Avenue may require authorisation of the Local Highways Authority. Any works which are required within the limits of the highway reserve require the permission of the Highway Authority and must be carried out under the supervision of the Highway Authority's staff. The applicant is, therefore, advised to contact the Authority at the address shown below before undertaking such works.

Highways
Thurrock Council, Civic Offices, New Road,
Grays, Essex, RM17 6SL.
Telephone:- (01375) 366 100

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

