

<p>Reference: 20/01743/FUL</p>	<p>Site: Stanford Le Hope Railway Station London Road Stanford Le Hope Essex SS17 0JX</p>
<p>Ward: Stanford Le Hope West</p>	<p>Proposal: Construction of new station buildings, a new footbridge, forecourt, ancillary commercial unit (class E/F.2) and widening of platform 1</p>

Plan Number(s):		
Reference	Name	Received
60636799-ACM-SFO-PL-DRG-EAR-000001 Rev A01	Proposed Footbridge Stairs Plans	15 December 2020
60636799-ACM-SFO-PL-DRG-EAR-000002 Rev A02	Proposed Platform Level GA Plan Platforms 01 & 02	15 December 2020
60636799-ACM-SFO-PL-DRG-EAR-000003 Rev A01	Proposed Roof Level GA Plan	15 December 2020
60636799-ACM-SFO-PL-DRG-EAR-000009 Rev A02	Proposed Footbridge Sections and Elevations	15 December 2020
60636799-ACM-SFO-ZZ-DRG-EAR-000012 Rev A01	Proposed Building Sections 1/50	15 December 2020
60636799-ACM-SFO-ZZ-DRG-EAR-000013 Rev A02	Proposed Building Sections 1/100	15 December 2020
60636799-ACM-SFO-ZZ-DRG-ECV-000200 Rev A01	Existing Site Plan	15 December 2020
60636799-ACM-SFO-ZZ-DRG-ECV-000200 Rev A01	Proposed Site Plan	15 December 2020
60636799-ACM-SFO-ZZ-DRG-ECV-000405 Rev A01	Footbridge and Lift Plan and Sections	15 December 2020
13015-04 000 301-S3-P4	Site Location Plan	15 December 2020
No number	Land Ownership Boundaries Plan	15 December 2020

The application is also accompanied by:

- Air Quality Assessment and update statement

- Arboriculture Report and update statement
- Flood Risk Assessment
- Lighting Assessment
- Noise & Vibration Assessment
- Planning Support Statement (including Design and Access Statement, Energy Statement, Sustainability and Transport Assessment)
- Travel Plan

Applicant:

Thurrock Council

Validated:

16 December 2020

Date of expiry:

19 July 2021 (Extension of time agreed with applicant)

Recommendation: Approve, subject to conditions

This application is scheduled as a committee item as the application has been submitted by the Council, in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's Constitution.

1.0 Background

- 1.1 Consideration of this application was deferred at the 11 February 2021 Planning Committee meeting to enable a comprehensive plan for the station and the Daybreak site to be brought forward and for the tender to be completed to have certainty for costing.
- 1.2 A copy of the report presented to the February Committee meeting is attached.

2.0 UPDATE FROM THE APPLICANT

- 2.1 *Since the February Committee meeting the project team has focussed efforts to ensure that the design for the station is economical and provides for all the key requirements of the design in terms of safety and operability.*
- 2.2 *In parallel a detailed review of the Transport Hub concept has been undertaken. Significant challenges and constraints were identified that need to be properly addressed in the emerging design.*
- 2.3 *The current focus is to:*

- *Secure planning permission so that invitation for tenders can be issued and the station re-build programme can commence without further delay;*
- *Work with the Thurrock Council Planning team to develop a master plan concept for the surrounding area to ensure that appropriate interchange facilities are brought forward in an integrated manner that maximises potential to use the Station as a catalyst for local regeneration.*

3.0 CONSULTATIONS AND REPRESENTATIONS

- 3.1 Since the previous report was published no additional representations have been received.

4.0 PLANNING ASSESSMENT & IMPLICATIONS

- 4.1 Planning legislation requires that planning applications are considered as they have been submitted. The station application does not rely on the Transport Hub element and should be decided on its own merits.
- 4.2 Planning legislation does not allow for the consideration of procurement, in connection with development of a site, as a material planning consideration. For clarification purposes the applicant has confirmed that the procurement process can only commence after a grant of planning permission

5.0 CONCLUSION

In light of the update and information officers are of the opinion that the station application can be considered by Planning Committee. The recommendation remains one of approval for the reasons stated in 7.0 of the February Committee report. Those conditions are reattached below for ease of reference.

6.0 RECOMMENDATION

- 6.1 Approve, subject to the following 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:

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60636799-ACM-SFO-ZZ-DRG-ECV-000405 Rev A01	Footbridge and Lift Plan and Sections	15 December 2020
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Reason: For the avoidance of doubt and in the interest of proper planning.

DETAILS OF MATERIALS/SAMPLES TO BE SUBMITTED

- 3 Notwithstanding the information on the approved plans, 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) Construction hours and delivery times for construction purposes,
- b) Hours and duration of any piling operations;
- c) Vehicle haul routing in connection with construction and engineering operations;
- d) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site;
- e) Details of construction access;
- f) Details of temporary hoarding/boundary treatment;
- g) Method for the control of noise with reference to BS5228 together with a monitoring regime;
- h) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime.

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].

LANDSCAPING

- 5 No development shall take place until full details of the provision and subsequent retention of both hard and soft landscape works on the site have been submitted to and approved in writing by the local planning authority. These details shall include:

- 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.

- 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support
- 3) Details of the aftercare and maintenance programme

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 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

Hard Landscape works

- 4) Details of walls with brick types, construction design and dimensions
- 5) Details of paved surfacing, with materials finishing and edgings
- 6) Details of street furniture, with designs materials and dimensions

The hard landscape works shall be carried out as approved prior to the first use/ occupation of the development hereby approved and retained and maintained as such thereafter.

Reason: To secure appropriate landscaping of 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].

NO VENTILATION AND EXTRACTION – UNLESS OTHERWISE AGREED

- 6 No external plant or machinery shall be used unless and until details of the ventilation and extraction equipment have been submitted to and approved in writing by the Local Planning Authority. Any measures required by the Local Planning Authority to reduce noise from the plant or equipment shall be completed prior to the ventilation and extraction equipment being brought into use and retained and maintained as such .

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

FLOOD WARNING AND EVACUATION PLAN [FWEP] – details to be provided

- 7 Prior to the first operational use of the buildings hereby approved 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 Flood Warning and Evacuation Plan [FWEP] 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 LDF Core Strategy and Policies for the Management of Development [2015].

Informatives

- 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 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 that Authority's staff. The Applicant is therefore advised to contact the Authority at the before undertaking such works.

- 3 Environmental Permitting Regulations

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. Stanford Brook, is designated a 'main river'. Application forms and further information can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> Anyone carrying out these activities without a permit where one is required, is breaking the law.

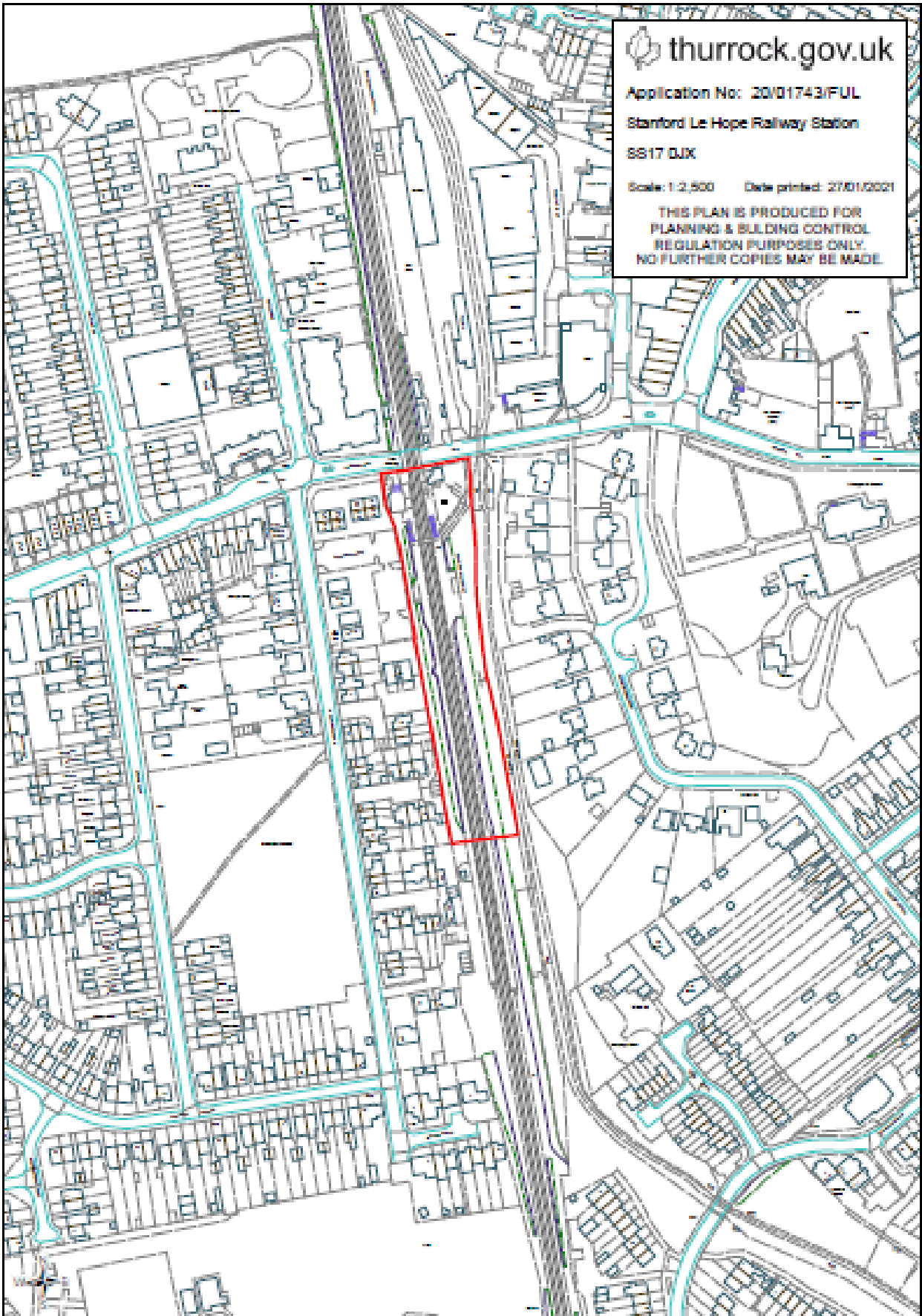
- 4 Wildlife and Countryside Act 1981 (as amended)

A small population of common lizard in a woodchip pile in the land adjacent to platform 1. Given the lack of surrounding suitable habitat this population would be very small and localised. Reptiles are protected under the Wildlife and Countryside Act 1981 (as amended) from being killed or injured. It will be necessary therefore for these animals to be removed to a suitable receptor prior to any construction works in this area. This work can commence once the animals are active in the spring.

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



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