

<p><b>Reference:</b> 20/00592/OUT</p>	<p><b>Site:</b> The Springhouse Springhouse Road Corringham Essex SS17 7QT</p>
<p><b>Ward:</b> Stanford East And Corringham</p>	<p><b>Proposal:</b> Outline application for the construction of 4no. blocks of residential dwellings (95 units) with associated access roads and parking, one block to include a gym (D2) at ground floor level. Erection of new sports and social club (D2) with associated facilities including bowls pavilion, bowling green and petanque terrain and associated facilities including parking. Formation of two vehicular access points following the removal of existing vehicular access points. Demolition of existing sports club, all associated buildings and removal of hardstanding. To include determination of the matter of access, layout and scale (matters relating to appearance and landscaping reserved).</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
338.E	Proposed Street Scene Locations Plan	13th July 2021
339.B	Proposed Street Scenes A and E	22nd May 2020
340.B	Proposed Street Scenes B and F	22nd May 2020
341.C	Proposed Street Scenes C and G	11th December 2020
342.B	Proposed Street Scene D	22nd May 2020
000.H	Location Plan	13th July 2021
001.C	Existing Site Plan	15th December 2020
002.J	Proposed Block Plan	13th July 2021
004.J	Proposed Site Plan including Ground Floor Plans	13th July 2021
007.E	Proposed Site Plan Public Space and Connectivity	21st July 2021
101.B	Existing Floor Plans	22nd May 2020
102.B	Existing Front and Side Elevations	22nd May 2020
103.B	Existing Side and Rear Elevations	22nd May 2020
104.B	Existing Elevations	22nd May 2020
302.B	Proposed Sports Club First Floor Plans	22nd May 2020
303.B	Proposed Sports Club Roof Plans	22nd May 2020

304.C	Proposed Front and Side Elevations	11th December 2020
306.B	Proposed Section and Side Elevations	22nd May 2020
307.B	Proposed Ground Floor Plan Block A	22nd May 2020
308.B	Proposed First Floor Plan Block A	22nd May 2020
309.B	Proposed Second Floor Plan Block A	22nd May 2020
310.B	Proposed Third Floor Plan Block A	22nd May 2020
311.B	Proposed Fourth Floor Plan Block A	22nd May 2020
312.B	Proposed Rear and Side Elevations	22nd May 2020
313.B	Proposed Front and Side Elevations	22nd May 2020
315.D	Proposed Ground Floor Plan Block B	11th December 2020
316.B	Proposed First Floor Plan Block B	22nd May 2020
317.B	Proposed Second Floor Plan Block B	22nd May 2020
318.B	Proposed Roof Plan Block B	22nd May 2020
319.C	Proposed Basement Floor Plan Block B	15th December 2020
320.B	Proposed Rear and Side Elevations	22nd May 2020
321.B	Proposed Front and Side Elevations	22nd May 2020
323.B	Proposed Ground Floor Plan Block C	22nd May 2020
324.B	Proposed First Floor Plan Block C	22nd May 2020
325.B	Proposed Second Floor Plan Block C	22nd May 2020
326.B	Proposed Third Floor Plan Block C	22nd May 2020
327.B	Proposed Roof Plan Block C	22nd May 2020
328.B	Proposed Rear and Side Elevations Block C	22nd May 2020
329.B	Proposed Front and Side Elevations Block C	22nd May 2020
331.E	Proposed Ground Floor Plan Block D	11th December 2020
332.B	Proposed First Floor Plan Block D	22nd May 2020
333.B	Proposed Second Floor Plan Block D	11th December 2020
334.B	Proposed Roof Plan Block D	22nd May 2020
335.B	Proposed Front and Side Elevations Block D	22nd May 2020
336.B	Proposed Rear and Side Elevations Block D	22nd May 2020
305.C	Proposed Sports Club Rear and Side Elevations	28th July 2020
301.E	Proposed Sports Club Ground Floor Plans	11th December 2020
191970-001 Rev E	Proposed Access Plans	20th August 2020
005	Pitch Diagram	15th December 2020
006	Existing Changing Rooms	15th December 2020
105	Existing Sports Club Elevations	15th December 2020

The application is also accompanied by:

- Arboricultural Impact Assessment
- Flood Risk Assessment Ref 191970-03 Rev A
- Preliminary Ecological Appraisal
- Supporting Design Document
- Affordable Housing Statement
- Framework Travel Plan Ref 191970-05
- Health Impact Statement
- Non-adoptable lighting
- Transport Assessment Ref 191970-02
- FA Pitch and Goalpost Dimensions (Metric)
- Response to Sports England Consultation
- Transport Technical Note Ref 191970-06
- Designer’s Response – Stage 1 Road Safety Audit Ref 191970-07
- Road Safety Audit Stage 1

**Applicant:**

Mr Rugg and Lowe

**Validated:**

11 June 2020

**Date of expiry:**

31 August 2021

**Recommendation:** Approve subject to conditions and a s106 agreement

**1.0 BACKGROUND**

1.1 At the meeting of the Planning Committee held on 10 June 2021 Members considered a report on the above proposal. After a debate, the application was deferred for the following reason:

1. To allow the applicant to address the issue of the lack of parking spaces in the proposal without encroaching into the green field and keeping the green spaces.

1.2 A copy of the report presented to the June Committee meeting is attached as Appendix 1.

**2.0 UPDATED INFORMATION**

2.1 Since the June meeting the applicant has provided revised plans and additional information in response to the Committee’s reason for deferral. This detail is assessed in the updated assessment below.

### 3.0 UPDATED CONSULTATION AND REPRESENTATIONS

3.1 Detailed below is a summary of the consultation responses received following a recent consultation exercise after the submission of the revised plans. 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](http://www.thurrock.gov.uk/planning)

#### 3.2 PUBLICITY:

The revised plans and information submitted by the applicant has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby. The points below are in addition to the representations stated in the June report in Appendix 1. The additional representations have been received consisting of 5 objections. The responses can be summarised as follows:

##### Objections

- Access and safety issues from increased traffic in the area;
- Additional traffic;
- Loss of amenity;
- Out of character;
- Overlooking property from 4 storey flats;
- Possible excessive noise;
- Concern over the impact upon disabled parking bay outside a neighbour’s house;
- Concerns over the impact of parking in the area;
- Noise from the clubhouse;
- Impact of local services from increased local population and upon doctors and schools.

#### 3.3 HIGHWAYS:

The additional parking spaces complies with parking standards and therefore no objection is raised subject to conditions and planning obligations as previously stated.

### 4.0 UPDATED ASSESSMENT

4.1 The applicant has provided revised plans which show the proposed level of parking would be increased and the table below compares the previous onsite parking numbers compared with the revised and increased onsite parking numbers:

	Proposed Parking at June Committee	Revised Parking Provision	Change
Apartments	98	120	+22 spaces

Sports Club	70	70	no change
Total	168	190	

- 4.2 The revised plans has increased parking provision for the residential part of the development providing an extra 22 parking spaces within the development, which can be used for residents parking, visitor parking and disabled parking. The increased parking includes eight (8) additional double stacker podium parking spaces. The revised parking provision complies with the Council’s draft parking standards.
- 4.3 The increased parking spaces have been carefully arranged to ensure that areas of green space between the apartment blocks would be retained as communal amenity and landscaping provision.
- 4.4 Overall, there are no objections raised to proposed changes, which would improve the onsite parking arrangements for the residential part of this development. Therefore the recommendation is for approval.
- 4.5 Since the June committee a revised NPPF was published on 20<sup>th</sup> July 2021 and is a material consideration with the application but doesn’t change anything regarding the assessment in the June committee report (Appendix 1).

**5.0 RECOMMENDATION**

- 5.1 Approve as set out in the recommendation section of the report attached as Appendix 1 but with the following updated planning condition regarding the revised plans submitted since the June planning committee:

**Approved Plans**

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

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338.E	Proposed Street Scene Locations Plan	13th July 2021
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342.B	Proposed Street Scene D	22nd May 2020
000.H	Location Plan	13th July 2021
001.C	Existing Site Plan	15th December 2020

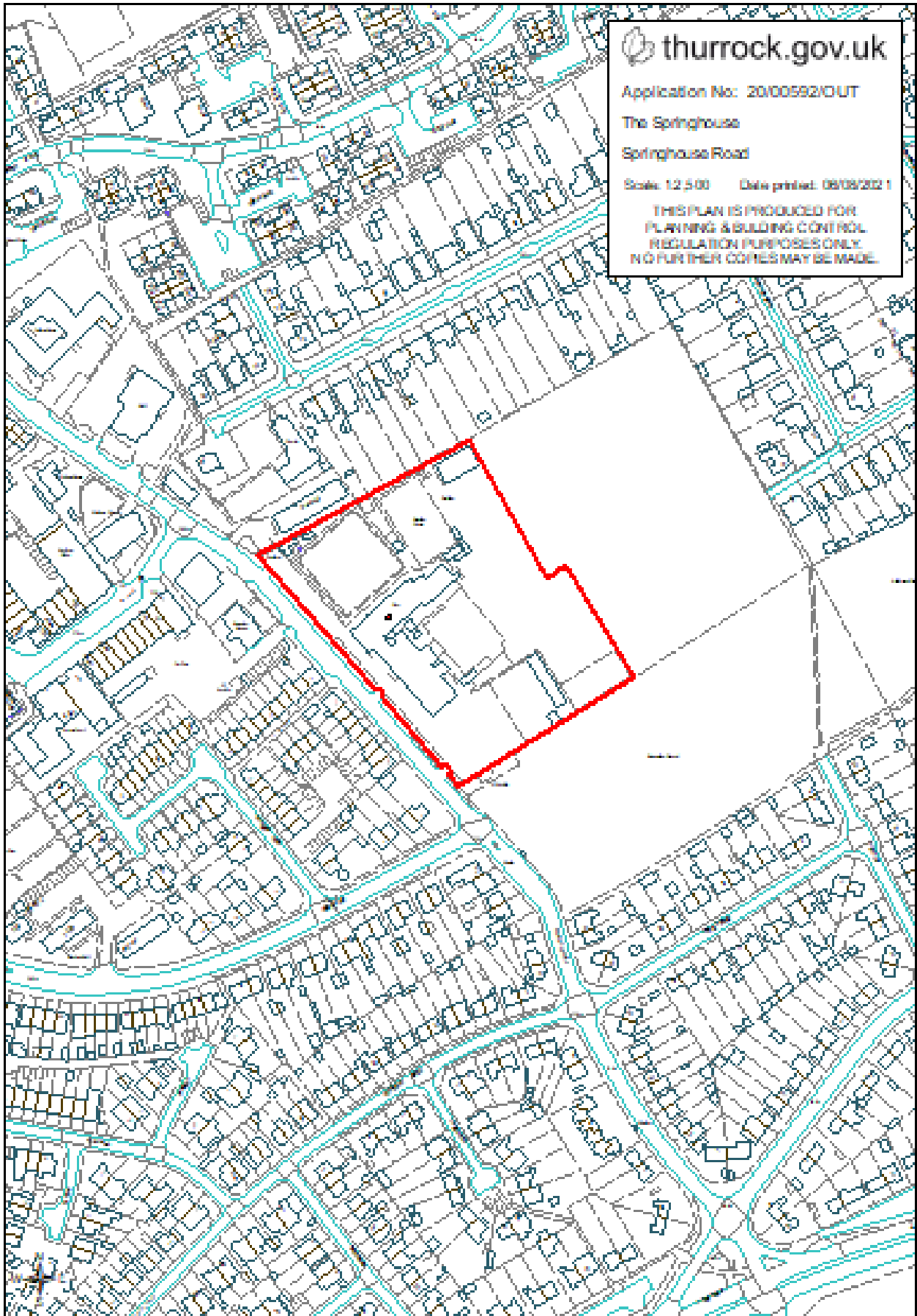
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304.C	Proposed Front and Side Elevations	11th December 2020
306.B	Proposed Section and Side Elevations	22nd May 2020
307.B	Proposed Ground Floor Plan Block A	22nd May 2020
308.B	Proposed First Floor Plan Block A	22nd May 2020
309.B	Proposed Second Floor Plan Block A	22nd May 2020
310.B	Proposed Third Floor Plan Block A	22nd May 2020
311.B	Proposed Fourth Floor Plan Block A	22nd May 2020
312.B	Proposed Rear and Side Elevations	22nd May 2020
313.B	Proposed Front and Side Elevations	22nd May 2020
315.D	Proposed Ground Floor Plan Block B	11th December 2020
316.B	Proposed First Floor Plan Block B	22nd May 2020
317.B	Proposed Second Floor Plan Block B	22nd May 2020
318.B	Proposed Roof Plan Block B	22nd May 2020
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321.B	Proposed Front and Side Elevations	22nd May 2020
323.B	Proposed Ground Floor Plan Block C	22nd May 2020
324.B	Proposed First Floor Plan Block C	22nd May 2020
325.B	Proposed Second Floor Plan Block C	22nd May 2020
326.B	Proposed Third Floor Plan Block C	22nd May 2020
327.B	Proposed Roof Plan Block C	22nd May 2020
328.B	Proposed Rear and Side Elevations Block C	22nd May 2020
329.B	Proposed Front and Side Elevations Block C	22nd May 2020
331.E	Proposed Ground Floor Plan Block D	11th December 2020
332.B	Proposed First Floor Plan Block D	22nd May 2020
333.B	Proposed Second Floor Plan Block D	11th December 2020

334.B	Proposed Roof Plan Block D	22nd May 2020
335.B	Proposed Front and Side Elevations Block D	22nd May 2020
336.B	Proposed Rear and Side Elevations Block D	22nd May 2020
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**Reason:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regards to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (2015).

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: <http://regs.thurrock.gov.uk/online-applications>



 **thurrock.gov.uk**  
Application No: 20/00592/OUT  
The Springhouse  
Springhouse Road  
Scale: 1:2,500 Date printed: 08/08/2021  
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