

<p>Reference: 15/01438/REM</p>	<p>Site: Aveley Football Club Mill Road Aveley Essex RM15 4SR</p>
<p>Ward: Aveley And Uplands</p>	<p>Proposal: Application for the approval of reserved matters (appearance, landscaping, layout and scale) following outline approval ref. 13/01021/OUT (demolition of existing buildings and redevelopment comprising up to 114 residential dwellings).</p>

Plan Number(s):		
Reference	Name	Received
PH_115_001	Site Boundary Plan	09.12.15
PH_115_002D	Masterplan	11.02.16
PH_115_003D	Detailed Layout	11.02.16
PH_115_004D	Materials Layout	11.02.16
PH_115_005D	Storey Heights	11.02.16
PH_115_006	House Type A Plans & Elevations	09.12.15
PH_115_007	House Type A2 Plans & Elevations	09.12.15
PH_115_008A	House Type A3 Plans & Elevations	27.01.16
PH_115_009	House Type A-B Semi-Detached Plans & Elevations	09.12.15
PH_115_010	House Type B Plans & Elevations	09.12.15
PH_115_011	House Type C Plans & Elevations	09.12.15
PH_115_112A	House Type D Semi-Detached Plans & Elevations	27.01.16
PH_115_013	House Type D Terrace Plans & Elevations	09.12.15
PH_115_014	House Type E Plans & Elevations	09.12.15
PH_115_015	House Type F Plans & Elevations	09.12.15
PH_115_016A	House Type G Semi-Detached Plans & Elevations	27.01.16
PH_115_017	Car Port Plans & Elevations	09.12.15
PH_115_018A	Street Scenes	27.01.16
PH_115_019	Refuse Tracking Plan	11.02.16
PH_115_020	Forward Visibility Plan	11.02.16

The application is also accompanied by:

- Design and Access Statement; and
- Structural Statement

Applicant: Persimmon Homes (Essex) Ltd.	Validated: 10 December 2015 Date of expiry: 15 March 2016 (Art. 34)
Recommendation: Approve the reserved matters, subject to conditions.	

1.0 Description Of Proposal

1.1 This is an application for the approval of reserved matters, following the grant of outline planning permission for residential development on the Aveley Football Club site. The application seeks approval for the reserved matters of appearance, landscaping, layout and scale for a development of 114 dwellings. This application follows the grant of outline planning permission by the Council in 2015 for “demolition of existing buildings and redevelopment comprising up to 114 residential dwellings (ref. 13/01021/OUT). The outline planning permission is linked to a full planning permission for the relocation of Aveley F.C. from the Mill Road site to a site on Belhus Park, a short distance to the north-west of the current site (ref. 13/01022/FUL).

1.2 Table 1 below summarises some of the main points of detail contained within the development proposal:

Site Area	Approximately 2.5 hectares
Density	45.6 dwellings per hectare
Total dwellings	70 no. two-bedroom houses* 44 no. three-bedroom houses * - a total of 17 of these two-bedroom houses contain a first-floor office (measuring approximately 2.3m x 2.8m), which could be used as a third bedroom) TOTAL: 114 houses
Building Height	Two and three storeys
Car Parking	One or two spaces per dwelling (218 spaces) 3 allocated visitor spaces TOTAL: 221 parking spaces

1.3 This application seeks approval for all reserved matters (apart from access) for a development of 114 dwellings. The reserved matters follow the grant of outline

planning permission by the Council in 2015 (reference 13/01021/OUT). The outline planning permission established the principle of residential development on the site as well as establishing the access to the development via Mill Road (re-using the existing access serving the football ground). The outline planning permission is subject to s.106 obligations and planning conditions. Conditions attached to the outline approval refer to a number of parameters to control the development of the site including:

- maximum number of dwellings;
- maximum storey heights; and
- the provision of a layout which enables a future vehicular and pedestrian link between the football club site and the adjacent residential development site to the east (currently under construction by Persimmon Homes).

The main elements of the current proposals submitted are described below.

1.4 Appearance:

Matters of appearance comprise the external built form of the development including architecture, materials, colour and texture. Six main house types are proposed within the development, with variations applying within a limited number of each type. The proposed house types are summarised in the table below:

<u>House Type</u>	<u>Storey Height</u>	<u>Wall Finish</u>	<u>Roof</u>
A	Two	Red brick / off-white render panel	Pitched roof (grey tile)
A2	Two	Red brick / off-white render panel	Hipped-end roof (grey tile)
A3	Two	Red brick / off-white render panel	Hipped-end roof (grey tile)
B	Two	Off-white render	Pitched roof (grey tile)
C	Three	Yellow brick / sage green render panel	Pitched roof (grey tile)
D	Two	Yellow brick / cream boarding panel Red brick / sage green render panel	Pitched roof (grey tile)
E	Two	Yellow brick / sage green render panel	Pitched roof (grey tile)
F	Three	Yellow brick / sage green render panel	Pitched roof (grey tile)
G	Two (with 3 rd floor within	Yellow brick / off-white render panel	Pitched roof (grey tile)

	roofspace)		
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1.5 All of the proposed dwellings are two or three-storey, family houses arranged in detached, semi-detached and terraced groups. In general terms, the appearance of the proposed dwellings reflects the appearance of the adjoining residential site to the east currently being developed by Persimmon Homes. Details of finishing materials are subject to approval via a planning condition attached to the outline planning permission. However, the application proposes an indicative palette of materials which includes yellow and red-coloured bricks, white and sage-green render details, cream coloured weatherboarding, grey roof tiles, grey uPVC window frames and black rainwater goods.

1.6 Landscaping:

For the purposes of considering this application for the approval of reserved matters, landscaping includes screening by fences, walls etc., planting of trees, shrubs etc., and the laying out of gardens, courts squares etc. A submitted 'detailed layout' drawing indicates the provision of 'standard' 1.8m high walls and fences to screen private rear garden areas from the public realm. A planning condition of the outline planning permission requires the submission, approval and implementation of the precise details of all boundary treatments on-site. The applicant is not seeking discharge of this condition via the reserved matters submission and this condition remains to be discharged.

1.7 Similarly, the outline planning permission is subject to a condition requiring submission, approval and implementation of a scheme of hard and soft landscaping for the site. The current reserved matters submission does not seek to discharge this condition, although the submitted 'Masterplan' drawing shows a layout of private rear gardens, tree planting within the public realm and a small area of public open space at the south-western corner of the site.

1.8 Layout:

For the purposes of considering this application for the approval of reserved matters, the term layout refers to the way in which buildings, routes and open spaces are provided in relation to each other within the site and to buildings and spaces outside the site. The proposed layout of the site broadly follows the indicative masterplan drawing which accompanied the outline planning application. Dwellings would be arranged to face towards a simple grid of largely shared-surface roads which link through the site and connect to Mill Road (to the south-west) and the adjacent residential site (to the east). To the eastern, southern and western boundaries of the site proposed dwellings have been arranged so that private rear garden areas adjoin rear gardens of properties within St. Paul's Close, St. Michael's Close and dwellings within the adjacent development site. Along the northern site boundary dwellings would face towards the Aveley Bypass, reflecting the arrangement at the adjacent Persimmon site.

1.9 Scale:

For the purposes of considering this application for the approval of reserved matters, the term scale refers to the height, width and length of buildings in relation to their surroundings. All of the proposed dwellings would be two-storeys, two-storey with additional roofspace bedrooms or three-storeys in height with either a pitched roof or pitched roof with hipped-end design. The proposals include a small number (15) of detached dwellings with the remaining dwellings arranged as terraced groups (47 dwellings) or pairs of semi-detached (52 dwellings).

1.10 Access to the site is not a reserved matter for which permission is sought by this application. The outline planning permission (13/01021/OUT) established the principle of re-using the existing vehicular / pedestrian access serving the site from Mill Road. However, the outline permission is subject to a planning condition requiring that reserved matters submissions for the site provide a layout which enables a future vehicle and pedestrian link to the adjacent Persimmon development site. For reference, the outline planning permission for the Aveley village extension site (to the east) is also subject to a planning condition requiring the layout of development to enable a vehicle / pedestrian access to the Aveley FC site.

1.11 In addition to the application for the approval of reserved matters, the applicant has submitted two associated planning applications, detailed below, which are reported elsewhere on this agenda:

- 15/01453/FUL – Change of use of a 0.042 hectare strip of land to the east of Aveley Football Club to form part of residential gardens of new homes within the Football Club together with means of enclosure and hardstanding.

As noted in the applicant's Design and Access Statement the reserved matters submission is consistent with the site area of the outline planning permission. The extant permission excludes a narrow strip of land, measuring approximately 3m wide x 125m long and located immediately to the east of the football club site. This strip was not incorporated into the layout of the Persimmon residential site currently under construction to the west. Application reference 15/01453/FUL therefore seeks permission to use the strip of land as garden areas and car parking associated with the new dwellings on the football club site.

- 15/01455/FUL – Formation of a means of vehicular and pedestrian access between Belhouse Avenue and the Aveley Football Club site.

Vehicular and pedestrian access to the Football Club site is taken from Mill Road in the approved outline scheme, essentially re-using the existing access

point. As noted above, the planning permissions for the Football Club site and the adjacent residential site to the east include planning conditions which intend to enable a connection between the adjoining land parcels. As the narrow strip of land between the two sites does not have planning permission for the connection to link the two sites, the application seeks consent for a vehicular and pedestrian link to join the two sites.

2.0 Site Description

- 2.1 The existing Aveley FC site, known as Mill Field, is located to the east of Mill Road and south of the Aveley bypass (B1335). The site is accessed from Mill Road but does not have a frontage to this road. The site is roughly rectangular in shape with an area of approximately 2.5 hectares. The single football pitch is centrally located within the site, with a covered stand providing a seating area for spectators, an open terrace and single storey changing rooms positioned to the west of the pitch. A small covered terrace standing area for spectators is located on the northern side of the pitch behind one of the goals. A terraced standing area, which is partly covered adjoins the eastern side of the pitch and a smaller open terraced area is located behind the southern goal. Open grassed areas are located in between the pitch and the northern, eastern and southern boundaries of the site. All boundaries of the site demarcated with a 1.8m high concrete panel and post fence, with vegetation comprising trees and shrubs.
- 2.2 A single storey clubhouse / function room building is positioned at the south-western corner of the pitch. The pitch is floodlit, with illumination provided by luminaires mounted on columns located close to the four corners of the pitch. Mobile phone antennae are mounted on three of the four floodlight columns and associated equipment cabinets and enclosures are located to the east and west of the pitch. A car parking area is located to the west of the pitch, close to the access onto Mill Road.
- 2.3 Natural ground levels across the site fall gently from north-west to south-east. However, in order to create a flat playing surface, the centre of the site appears to have been levelled and there is a more pronounced fall in ground levels between the western site boundary and the pitch and the pitch and the eastern boundary of the site. The site is located in the low flood risk area (Zone 1).
- 2.4 Two-storey semi-detached and terraced dwellings in St. Paul's Close (constructed in the mid-1970's) adjoin the site to the west. Similarly, two-storey dwellings in St. Michael's Close (built in the late 1980's) adjoin the site to the south. To the east of the site is the Aveley village extension residential currently being developed by Persimmon Homes. Two-storey dwellings in this development adjoin the site. To the north of the site on the northern side of the Aveley bypass and the associated road verges are dwellings in Nethan Drive.

3. Relevant History

Reference	Proposal	Decision
50/00230/FUL	Use of land for football ground	Approved
50/00230A/FUL	Erection of accommodation for supporters, layout of grounds	Approved
50/00230B/FUL	Officials Hut	Approved
53/00244/FUL	Covered stand	Approved
57/00037/FUL	Erection of spectators stand	Approved
60/00305/FUL	Clubhouse	Approved
67/00313/FUL	Erection of 8no. 60 feet high floodlighting towers	Approved
75/00689/FUL	Use of football club for Sunday market purposes	Refused
75/00986/FUL	Use of football club for greyhound racing	Approved (temporary permission)
75/00986A/FUL	Layout of a sanded greyhound racing track. Operate an electric hare, install special lighting and a Totalisator end erect kennels. Meetings to be held on Wednesday and Friday evenings. Trials and training sessions - Sunday mornings	Refused
82/00173/FUL	Refreshment bar / printing room	Approved
90/01040/FUL	Erection of two stands, toilet block and turnstiles	Approved
95/00476/OUT	Residential development	Withdrawn
95/00273/FUL	Installation of portable toilet and group entry control turnstile block	Approved
96/00621/FUL	Cantilevered roof structure to create shelter to existing stands behind the pavilion end goal	Approved
01/00133/FUL	Proposed replacement of telecommunications base station including equipment cabin and six antennae and 21m high lattice tower with light incorporated into structure for football pitch. Removal of existing lighting tower.	Refused
01/01266/RDG	Erection of 15m lattice tower to replace existing floodlight tower with 6 polar antennae and 2 dishes with relocated floodlight and ancillary equipment cabin	Refused
01/01274/FUL	Erection of 20m lattice telecommunications tower to replace existing floodlight tower with 6 antennae and 2 dishes with relocated floodlights and ancillary equipment cabin	Refused
02/00062/FUL	Erection of a 20m monopole	Refused

	telecommunications mast to replace existing floodlight tower with 3 antennae and 3 dishes with relocated floodlights and ancillary equipment cabin	
02/00730/FUL	Erection of a 21.7m high monopole telecommunications mast to replace existing floodlight tower with 3 antennae and 3 dishes with relocated floodlights	Approved
05/00055/FUL	Replacement of existing temporary toilet facilities with single storey block and viewing platform for disabled persons	Approved
13/01021/FUL	Outline planning application (with all matters reserved except access) for the demolition of existing building and redevelopment comprising up to 114 residential dwellings	Approved
15/00519/CONDC	Application for the approval of details reserved by condition no. 14 (phasing of replacement facilities) of planning permission ref. 13/01021/OUT	Advice Given
15/01453/FUL	Change of use of a 0.042 hectare strip of land to the east of Aveley Football Club to form part of residential gardens of new homes within the Football Club site together with means of enclosure and hardstanding	Under consideration – reported elsewhere on this agenda
15/01455/FUL	Formation of a means of vehicular and pedestrian access between Belhouse Avenue and the Aveley Football Club site	Under consideration – reported elsewhere on this agenda

4. Consultations And Representations

- 4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council's website at:
www.thurrock.gov.uk/planning/15/01438/REM

PUBLICITY:

- 4.2 The application has been publicised by the display of a site notice, a newspaper advertisement and consultation with relevant consultees and landowners.
- 4.3 Three letters of representation have been received from neighbours adjoining the site, raising the following comments / concerns:

- proximity of existing trees at a neighbouring property to proposed dwellings and implications for root damage, subsidence or heave;
- disturbance during construction;
- surface water drainage;
- proposed housing is unwanted;
- potential for access onto Mill Road to become a 'main road';
- untidy land at the church hall; and
- increased noise and traffic congestion.

In addition, comments have been received from the following consultees:

4.4 ANGLIAN WATER:

No comments.

4.5 ENVIRONMENTAL HEATH:

No comments.

4.6 HIGHWAYS:

No objection.

5. Policy Context

National Planning Guidance

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework 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. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- delivering a wide choice of high quality homes;
- requiring good design;
- promoting healthy communities; and
- meeting the challenge of climate change, flooding and coastal change.

5.3 Planning Practice Guidance

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

- climate change;
- design;
- flood risk and coastal change;
- renewable and low carbon energy; and
- use of planning conditions.

Local Planning Policy

5.4 Thurrock Local Development Framework (2011)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The Adopted Interim Proposals Map shows the site as a ‘Housing Land Proposal’. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations); and
- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP1 (Strategic Housing Provision);
- CSTP20 (Open Space);
- CSTP22 (Thurrock Design);
- CSTP23 (Thurrock Character and Distinctiveness)²;
- CSTP25 (Addressing Climate Change)²;
- CSTP26 (Renewable or Low-Carbon Energy Generation)²; and
- CSTP27 (Management and Reduction of Flood Risk)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²;
- PMD2 (Design and Layout)²;
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)³;
- PMD8 (Parking Standards)³;

- PMD9 (Road Network Hierarchy);
- PMD10 (Transport Assessments and Travel Plans)²;
- PMD12 (Sustainable Buildings)²;
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation); and
- PMD15 (Flood Risk Assessment)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.5 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes.

5.6 Draft Site Specific Allocations and Policies DPD

This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues and Options’ was the subject of a further round of consultation during 2013. Site Allocation Policy SAP1 (Land for Housing Development) identifies the application site as a preferred housing site without permission (ref. AVE05) with an indicative capacity of 110 dwellings. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

5.7 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough’s Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy ‘Broad Locations & Strategic Sites’ to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the ‘parking’ of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan. It is anticipated that a new Local Plan for Thurrock could be adopted by 2020.

6. Assessment

6.1 The principle of the residential development of this site was established by the grant of outline planning permission under reference 13/01021/OUT. Accordingly, the use of the site for residential purposes cannot be revisited through consideration of this application for the approval of reserved matters.

6.2 The outline planning permission also establishes vehicular and pedestrian access to the site from Mill Road via the re-use of the existing access serving the football club site. The principal issues to be considered in this case are the appearance, landscaping, layout and scale of the development with reference to the outline planning permission, the parameters of which were set by the outline permission and the its accompanying Design Code. In addition, the impact upon surrounding amenity, the surrounding highways network, design and sustainability are also material considerations in this case.

6.3 Appearance:

The report presented to Planning Committee considering the outline planning application (13/01021/OUT) noted that there is no prevailing style or consistency in finishing materials in areas surrounding the site. Existing dwellings to the west of the site in St. Paul's Close were constructed in the mid-1970's and are typically two-storey and with facing brick and / or render, with pitched and tiled roofs. Dwellings to the south of the site in St. Michael's Close, which date from the 1980's are similarly two-storey with brick or render finishes and pitched tiled roof forms. The proposed appearance of the dwellings, comprising red or yellow brick with contrast render detailing and grey-coloured tiled roofs would not appear as out of character with existing residential development to the east and south.

6.4 To the west of the site Persimmon Homes are currently constructing 'The Village' development of 340no. houses and apartments. The initial phases of this development, located adjacent to the football club site, are largely complete and occupied. Although the detailed house types on 'The Village' development are different from those currently proposed, the overall appearance of the proposed dwellings would be similar. The palette of proposed finishing materials would be close in appearance to the red and buff-coloured facing brick used on 'The Village' and grey-coloured roof tiles have also been used on 'The Village'. The appearance of the current proposals is of a similar language as the adjacent Persimmon scheme. The proposed use of dark-grey coloured window frames, flat canopies above the front door and contrast render detailing also reflects features within 'The Village' development. The architecture of the proposed house-types is therefore sympathetic to the adjacent Persimmon scheme and would have the appearance of a contemporary residential development.

6.5 Landscaping:

The outline planning permission is subject to conditions requiring the submission and approval of details of boundary treatments and hard and soft landscaping proposals. The applicant is not seeking to discharge these conditions as part of the reserved matters submission.

6.6 Nevertheless, a 'Detailed Layout' drawing has been submitted which suggests the position of close-board fencing, post and wire fencing and brick walls to separate private rear garden areas from areas of public realm and to provide delineation between private garden areas. Details of the final design, type, height and position of boundary fencing will be submitted to discharge the requirements of the planning condition.

6.7 As noted above, the outline planning permission is also subject to a planning condition requiring that a scheme of proposed hard and soft landscaping is submitted for approval prior to the commencement of development. As the applicant does not currently seek the discharge of this condition, only limited landscaping details have been provided on the 'Detailed Layout' drawing. However, this drawing shows the provision of private rear garden areas for each plot, as well as an area of public open space located at the south-western corner of the site. Most of the proposed plots are allocated small front garden areas which would contain planting. Areas of new shrub planting are indicated at corner locations throughout the site and street trees are also suggested on the 'Detailed Layout' drawing.

6.8 At the centre of the site a hardsurfaced 'square' is proposed which could contain a more formal arrangement of tree planting and seating. Proposed surfacing materials would be used to mark out the partial alignment of the centre-circle of the football pitch. At the northern boundary of the site adjacent to the B1335 (Aveley bypass) a more robust arrangement of tree and shrub planting is indicated to visually separate dwellings from the carriageway. This arrangement broadly reflects the landscape buffer adjacent to the bypass which has been implemented on the 'The Village' development to the east.

6.9 Therefore, the indicative provision and arrangement of landscaping is considered appropriate and capable of final agreement through the discharge of the existing planning condition.

6.10 Layout:

An indicative 'Masterplan' drawing submitted to accompany the outline planning application shows the broad layout of the development comprising:

- a terrace of dwellings facing northwards towards the Aveley bypass;

- proposed rear gardens abutting existing rear gardens at properties in St. Paul's Close west of the site;
- proposed rear gardens abutting existing rear gardens at properties in St. Michael's Close south of the site;
- proposed rear gardens abutting existing rear gardens at recently constructed properties in 'The Village' development east of the site; and
- the potential for a vehicular / pedestrian link between the site and 'The Village' development.

- 6.11 The proposed layout of dwellings maintains the back-to-back relationship with existing dwellings adjoining the site to the east, west and south. The proposals also provide a built frontage to the Aveley bypass, reflecting the arrangement at 'The Village' development and ensuring that dwellings do not 'turn their back' to this road. The broad arrangement of streets within the layout ensures a satisfactory definition of public and private spaces through the use of perimeter blocks of development.
- 6.12 All dwellings within the development would be served by a conventional rear garden space. All dwellings would benefit from rear gardens which are regular in shape and measuring between 8 and 18m in depth. The most generous rear gardens, both in terms of depth and width, are generally located adjacent to the eastern, western and southern boundaries of the site. Located closer to the centre of the site rear garden depths generally reduce to approximately 10-12m, with depths of 8m on a small number of plots. Garden depths on some plots would be below the 12m recommended by Annex 1 of the Local Plan (1997). However, in granting outline planning permission the Council has accepted that a development of up to 114 dwellings on the site, at a density of 44 dwellings per hectare, is acceptable. In this context, a variation in rear garden depths and areas is to be expected and would arguably be a matter for prospective owners and occupiers to judge the suitability of the amenity space proposed.
- 6.13 Local Plan Appendix 1 suggests a minimum 20m back-to-back distance between proposed and existing dwellings. On the western part of the site houses at proposed plot nos. 32-46 would have a back-to-back relationship with existing dwellings at nos. 18-44 St. Paul's Close. Proposed rear garden depths are 14m to 15m, resulting in a back-to-back distance of 23m to 30m. The suggested distance is therefore met and exceeded with regards to neighbours in St. Paul's Close.
- 6.14 Proposed plot nos. 23-28 would have a back-to-back relationship with existing dwellings located at nos. 61-103 St. Michael's Close to the south. As above, proposed rear garden depths for these plots are generally 14m to 15m resulting in back-to-back distances of 22m to 25m, in excess of the minimum suggested distance. Three of the proposed plots (nos. 18, 19 and 29) would have either a flank-to-flank or a flank-to-back with existing dwellings in St. Michael's Close. All of the proposed first floor windows within these plots, which face towards neighbouring properties, serve non-habitable floorspace (landing areas and

bathrooms). Subject to the use of obscure glazing, to be secured by planning condition, there are no amenity implications arising from these relationships.

- 6.15 To the east of the site proposed houses at plot nos.1-7, 10, 11 and 14-18 would have a back-to-flank, flank-to-flank or back-to-back relationship with existing dwellings within 'The Village' development. Proposed back-to-back distances are generous at approximately 33m. Where first floor windows are proposed within flank walls facing towards 'The Village' the windows would only serve landing areas. As above, such windows could be obscure glazed by planning condition.
- 6.16 The proposed layout of the development would therefore result in a satisfactory relationship with existing dwellings surrounding the site (as assessed against Local Plan Annex suggested standards).
- 6.17 Within the site, back-to-back relationships between proposed dwellings are considered to be satisfactory and comply with the suggested Local Plan Annex standard. There would be a limited number of corner locations within the site where first floor windows could be close to neighbouring garden areas. However, due to the limited number of first floor windows and the angles between rear windows, unacceptable loss of privacy between neighbouring windows and garden areas would be avoided. The limited number of these 'tight' corner-garden relationships do not impact upon development adjoining the site and it is considered that the appropriateness of these irregular gardens is ultimately a decision for future buyers and occupiers.
- 6.18 In conclusion under this heading, the proposed layout of development is considered to be robust, legible and displays a clear distinction between public and private space. A small number of proposed gardens are only of modest dimensions. However, it is not considered that an objection could be sustained to a limited number of small rear garden areas in circumstances where there is no significant harm to amenity.

6.19 Scale:

Condition no. 5 of the outline planning permission requires that no building on any part of the development shall exceed three-storeys in height. Of the 114 dwellings proposed, six dwellings (arranged in three semi-detached pairs) would be three-storeys high. The three-storey house type (plot nos. 9-12 and 95-96) would be located on the eastern part of the site, adjacent to the access point with 'The Village' development. The position of these three-storey houses serves the purposes of 'announcing' the entrance into the site from the east and 'book-ending' the western end of a vista along Belhouse Avenue. The scale of these three-storey dwellings is therefore considered appropriate in urban design terms.

- 6.20 The proposals include the provision of 26 no. two-storey dwellings with a third floor accommodated within the roofspace (house type G). These plots, arranged in 13

no. semi-detached pairs, would contain second floor bedrooms lit via front-facing dormer windows and rear facing rooflights. House type G are located on the southern and western parts of the site and 10 dwellings of this type would adjoin neighbouring properties on either the southern or western boundary. As noted above, the proposed back-to-back distances on these parts of the site exceed suggested separation and the scale of these dwellings is therefore appropriate. The majority of house, 62 in number, would be two-storeys in height. However, six different two-storey house types are proposed which would provide subtle variations within the scale of two-storey development.

6.21 Adjoining development in St. Paul's Close and St. Michael's Close is exclusively two-storeys in height and detached, semi-detached or terraced in format. The proposed scale of the development would be sympathetic with the residential scale of these adjoining roads. To the east of the site, recent development within 'The Village' comprises two-storey semi-detached and terraced houses in Courts Way, Tany Road and Belhouse Avenue, with three-storey development further to the east. It is considered that the scale of the development proposed would be compatible with the adjoining Persimmon development.

6.22 Access Arrangements:

The outline planning permission did not reserve the matter of access and therefore established the principle of re-using the existing football club access road from Mill Road. The report considering the outline planning application which was presented to Planning Committee in March 2014 noted that:

"The proposals involve the re-use of the existing access into the site from Mill Road. Improvements to the junction of this access road with Mill Road are proposed in the form of a raised pedestrian table and footpath improvements on the eastern side of Mill Road. The proposed access road serving the site would comprise a 4.8m wide carriageway, with a pedestrian footway between 1.7m and 2m in width."

6.23 Although the outline planning permission allows the re-use of the existing football club access to serve the residential development, there has been a longstanding intention to access any new development south of the Aveley bypass from the bypass itself. Both 'The Village' development site and the site of the football club were identified in the non-statutory Aveley and South Ockendon Masterplan (2007) produced by the former Thurrock Development Corporation as a residential development site with access *"formed by a junction between the Bypass, the access road to Belhus Park and a new access road into the new development"*. The outline planning application for 'the Village' development (approved by the Development Corporation in 2010) provided for a new roundabout junction on the bypass to access both the residential site and an improved access into Belhus Park (replacing the former left-in / left-out junction). Although at this time there was no

planning application for redevelopment of the football club site, the outline permission for 'The Village' site was subject to a planning condition requiring:

"The details submitted pursuant to condition number 1 of this planning permission shall provide for a layout of development which enables a future vehicular and pedestrian link to be achieved between the application site and the adjacent Aveley Football Club to the west."

The subsequent reserved matters submission for 'The Village' site included a carriageway and footpath connection to the western boundary of the site and this has now been built as part of Belhouse Avenue.

6.24 The report to the March 2015 Planning Committee mentioned above also noted that:

"The applicant (Aveley F.C. and Elev8 International Ltd) considers that there is a potential 'ransom-strip' between the two sites which may prevent a connection being made."

The site area plans for both 'The Village' and football club sites, as originally submitted, do indeed show the position of a narrow strip of land in-between the two sites which was not in the control of either Persimmon or the football club. Therefore, similar to 'The Village' development, the outline permission for the football club site is also subject to a planning condition requiring a layout which enables a potential link between sites.

6.25 The strip of land now appears to be within the control of the applicant (Persimmon Homes) and two separate applications for full planning permission, which are reported elsewhere on this agenda, seek permission to use the strip as both residential land and to create the vehicular and pedestrian connection. Although the current reserved matters submission involves the same site as the outline permission, as is required, the two related applications will secure the delivery of the connection and link the two sites as intended. The detailed layout drawing submitted with the current application shows that the 'approved' access onto Mill Road will be retained, but with drop bollards restricting use of this route to cyclists, pedestrians and emergency vehicles only. The applicant is prepared to accept a planning condition requiring the 'downgrading' of the Mill Road access upon provision of the link to 'The Village' site.

6.26 Other Issues:

As noted at paragraph 4.3 of this report, three letters of representation have been received raising the following issues and concerns:

- proximity of existing trees at a neighbouring property to proposed dwellings and implications for root damage, subsidence or heave;

- disturbance during construction;
- surface water drainage;
- proposed housing is unwanted;
- potential for access onto Mill Road to become a 'main road';
- untidy land at the church hall; and
- increased noise and traffic congestion.

A response to each of these points is provided below.

6.27 Neighbouring trees:

An adjoining property to the south of the site (no. 59 St. Michael's Close) contains six Leylandii trees adjacent to the boundary of the site. The flank wall of the proposed house at plot no. 29 would be positioned some 1-1.5m from the party boundary and therefore close to the existing trees, which are not protected by an existing Tree Preservation Order and would not meet the criteria for serving a new Order. In response to the concerns raised by the neighbour, the applicant has submitted a 'Structural Statement' which confirms that the foundation design of the new dwellings will be in accordance with NHBC standards. As the matter of foundation depth and design is within the scope of the Building Regulations it is not appropriate for consideration as part of the planning process. Under common law a landowner can cut the branches from a neighbour's tree(s) if they overhang his or her property. The overhanging branches are regarded as a 'nuisance' and may be cut at the boundary between the two properties whether or not they are causing any damage. The cut branches, including any fruit, remain the property of the neighbouring owner. The same rule applies to encroaching roots. The housebuilder would therefore be entitled to remove any overhang from the neighbouring trees. As above, this is separate from the planning process and does not influence the consideration of the reserved matters submission.

6.28 Disturbance during construction:

The outline planning permission for the site is subject to planning conditions requiring the submission, approval and implementation of a Construction Environmental Management Plan and controls over the days/ hours of demolition and construction works. Any disturbance during demolition / construction would therefore be mitigated to acceptable levels.

6.29 Surface water drainage:

The outline planning permission for the site is subject to a planning condition requiring the submission, approval and implementation of a surface water management strategy.

6.30 Proposed housing is unwanted:

The principle of residential redevelopment of the site has been accepted by the Council and there is a valid outline planning permission for development with up to 114 dwellings.

6.31 Potential for access onto Mill Road to become a 'main road':

As noted above, the outline planning permission secures the re-use of the existing football club access onto Mill Road as the vehicular and pedestrian access for the residential redevelopment. However, via the accompanying current planning applications (refs. 15/01453/FUL and 15/01455/FUL), there is now an opportunity provide vehicular access through 'The Village' development connecting to the Aveley bypass (B1335). A planning condition can be used to ensure that the approved access route onto Mill Road is 'downgraded' to serve as a pedestrian, cyclist and emergency route only. The detailed layout drawing accompanying the application shows drop bollards installed along the Mill Road access to restrict general vehicular access.

6.32 Untidy land at the church hall:

Located to the north of the existing football club access road and south of houses in St. Paul's Close is St. Michael's Church Hall building, which faces onto Mill Road. To the rear (east) of the church hall is an associated Scout Hall building. Both buildings were constructed in the 1960's / 70's, however both buildings are unused and the Scout Hall building is in a poor state of repair. The small area of open land in between the two buildings is also overgrown. It is understood that the Scout group now use buildings at Aveley Methodist Church in Shannon Way. The site of the church and scout hall does not form part of the application site and it assumed that the church and scout hall is in private ownership. As the site is adjacent to and visible from the Mill Road access it is considered likely that, through details of landscaping required by planning condition, Persimmon will provide fencing to the site boundary. It is also likely that street lighting will be installed along this future pedestrian, cycle and emergency access route.

6.33 Increased noise and traffic congestion:

These issues were taken into account when the outline planning application was considered by Planning Committee. As the current submission is for the approval of reserved matters these issues cannot be re-visited at this stage.

7. Conclusions And Reasons For Recommendation

7.1 It is considered that the details submitted would ensure a satisfactory appearance, landscaping, layout and scale of residential development, compatible with the character of the surrounding area and resulting is a good quality design, as required by local and national planning policies. The planning applications which accompany this submission of reserved matters would enable pedestrian and

vehicular access into the site from the adjoining 'The Village' development, thus meeting the intentions of planning conditions attached to the original outline planning permissions. Therefore, subject to planning conditions which relate specifically to the reserved matters, it is recommended that the reserved matters are approved.

8. Recommendation

It is recommended that the reserved matters are APPROVED subject to the following conditions:

APPROVED PLANS

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

PH_115_001	Site Boundary Plan
PH_115_002D	Masterplan
PH_115_003D	Detailed Layout
PH_115_004D	Materials Layout
PH_115_005D	Storey Heights
PH_115_006	House Type A Plans & Elevations
PH_115_007	House Type A2 Plans & Elevations
PH_115_008A	House Type A3 Plans & Elevations
PH_115_009	House Type A-B Semi-Detached Plans & Elevations
PH_115_010	House Type B Plans & Elevations
PH_115_011	House Type C Plans & Elevations
PH_115_112A	House Type D Semi-Detached Plans & Elevations
PH_115_013	House Type D Terrace Plans & Elevations
PH_115_014	House Type E Plans & Elevations
PH_115_015	House Type F Plans & Elevations
PH_115_016A	House Type G Semi-Detached Plans & Elevations
PH_115_017	Car Port Plans & Elevations
PH_115_018A	Street Scenes
PH_115_019	Refuse Tracking Plan
PH_115_020	Forward Visibility Plan

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

OBSCURE GLAZING

2. The following windows shall be permanently glazed with obscure or frosted glass:

Plot 11 – first floor flank window;
Plot 18 – first floor flank window;

Plot 19 – first floor flank window; and
Plot 29 – first floor flank window.

REASON: To protect the privacy of adjoining properties in accordance with Policy PMD1 of the Adopted Thurrock Core Strategy and Policies for the Management of Development DPD (2011).

VEHICULAR ACCESS

3. Notwithstanding the details shown on the approved Masterplan drawing (PH_115_002B) and the approved Detailed Layout drawing (PH_115_003B) primary vehicular access into the site shall only be from 'The Village' development to the east of the site (the details of which are shown on related planning permission reference 15/01455/FUL). Upon the construction of the vehicular access to 'The Village' development site, the access onto Mill Road shall only be used for emergency and / or commercial bus access and as a pedestrian and cycle route. Prior to the first occupation of any of the dwellings on-site a scheme showing measures to restrict general vehicle use of the Mill Road access shall be submitted to and agreed by the local planning authority. The agreed measures shall be implemented prior to the first occupation of the site and thereafter permanently retained.

REASON: In order to ensure the provision of appropriate access arrangements for the development in accordance with Policy PMD9 of the Adopted Thurrock Core Strategy and Policies for the Management of Development DPD (2011).

Informative:

1. In submitting details to discharge condition no. 22 of planning permission reference 13/01021/OUT, the applicant is encouraged to incorporate landscaping features which will celebrate and commemorate the historic use of the site by Aveley Football Club.

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/15/01438/REM

Alternatively, hard copies are also available to view at Planning, Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL.

