

<p><b>Reference:</b> 15/01522/FUL</p>	<p><b>Site:</b> Stables Hatch Farm Fen Lane Bulphan Essex</p>
<p><b>Ward:</b> Orsett</p>	<p><b>Proposal:</b> Demolition of existing buildings and erection of four new detached dwellings</p>

Plan Number(s):		
Reference	Name	Received
100	Location Plan	30th December 2015
101	Site Layout	30th December 2015
102	Landscaping	30th December 2015
103	Elevations	30th December 2015
104	Elevations	30th December 2015

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> <li>- Design and Access Statement</li> </ul>	
<p><b>Applicant:</b> Mr David McDermott</p>	<p><b>Validated:</b> 29 December 2015 <b>Date of expiry:</b> 14 March 2016 [Article 34 EOT]</p>
<p><b>Recommendation:</b> Approve, subject to conditions.</p>	

This application is being considered at Committee because an earlier application was called in for consideration and the current proposal is a revised version of that scheme.

## 1. Description Of Proposal

- 1.1 The application seeks full planning permission for the redevelopment of the site to provide four new residential dwellings. The existing structures would be demolished as part of the development and the new properties would be organised around a central core with a semi-circular access way.

- 1.2 The dwellings would each be provided with a double garage, off street parking and private rear garden areas.

## 2. Site Description

- 2.1 The application site is an approximately rectangular site on the southern side of Fen Lane close to the junction with China Lane.
- 2.2 The existing site has a courtyard appearance with buildings to the north eastern side and a single building in the centre of the site. The site lies in the Green Belt.

## 3. Relevant History

Reference	Description	Decision
14/01112/FUL	Construction of three new detached dwellings and the demolition of the barns and stables and the erection of three dwellings in the same configuration and scale of the original building.	Refused

## 4. 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/15/00183/FUL](http://www.thurrock.gov.uk/planning/15/00183/FUL)

### PUBLICITY:

- 4.2 Neighbours were notified directly by letter. A site notice and press notice were also displayed. Two responses have been received objecting to the proposals on the following grounds:

- Principle of development in the Green Belt;
- Development would be out of keeping with the surroundings;
- Access would be difficult to the site on the narrow road;
- It is difficult to cross the A128 to get to the village;
- Site is prone to flooding
- Green Belt should only be used for agricultural buildings;
- Dwellings would be out of character with the other dwellings in the hamlet
- Impact on openness of Green Belt

**FLOOD RISK MANAGER:**

- 4.3 No objections (subject to conditions).

**HIGHWAYS:**

- 4.4 No objections (subject to conditions).

**LANDSCAPE AND ECOLOGY OFFICER:**

- 4.5 No objections (subject to conditions).

**ESSEX COUNTY COUNCIL ARCHAEOLOGY:**

- 4.6 No objections (subject to conditions).

**ENVIRONMENTAL HEALTH:**

- 4.7 No objections (subject to conditions).

**ENVIRONMENT AGENCY:**

- 4.8 No objections.

**5. Policy Context****5.1 National Planning Policy Framework**

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 Annex 1 makes clear that Development Plan policies should not be considered out-of-date simply because they were adopted prior to publication of the Framework. It also sets out how decision-takers should proceed taking account of the date of adoption of the relevant policy and the consistency of the policy with the Framework. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- 5.3 The following headings and content of the NPPF are relevant to the consideration of the current proposals.
4. Promoting sustainable transport
  7. Requiring good design
  8. Promoting healthy communities
  9. Protecting Green Belt land
  10. Meeting the challenge of climate change, flooding and coastal change
  11. Conserving and enhancing the natural environment
- 5.4 Detailed below are in an extracts from the NPPF with regards to housing need and Green Belt Policy;
- 5.5 'Do housing and economic needs override constraints on the use of land, such as Green Belt?

The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan.

The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads; designated heritage assets; and locations at risk of flooding or coastal erosion.

The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'. (Paragraph: 044Reference ID: 3-044-20141006)

## 5.6 Planning Practice Guidance (PPG)

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 sub-topics. Those of particular relevance to the determination of this planning application comprise:

- Climate change
- Conserving and enhancing the historic environment
- Design
- Determining a planning application
- Natural Environment
- Planning obligations
- Use of Planning Conditions
- Water supply, wastewater and water quality

## 5.7 Local Planning Policy

### Thurrock Local Development Framework

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

#### SPATIAL POLICIES

- CSSP1: Sustainable Housing and Locations
- CSSP3: Sustainable Infrastructure
- CSSP4: Sustainable Green Belt
- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock<sup>1</sup>

#### THEMATIC POLICIES

- CSTP1: Strategic Housing Provision
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness<sup>2</sup>
- CSTP25: Addressing Climate Change<sup>2</sup>
- CSTP26: Renewable or Low-Carbon Energy Generation<sup>2</sup>
- CSTP33: Strategic Infrastructure Provision

#### POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity<sup>2</sup>
- PMD2: Design and Layout<sup>2</sup>
- PMD6: Development in the Green Belt<sup>2</sup>
- PMD8: Parking Standards<sup>3</sup>
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans<sup>2</sup>
- PMD12: Sustainable Buildings<sup>2</sup>
- PMD16: Developer Contributions<sup>2</sup>

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

## 5.8 Focused Review of the LDF Core Strategy

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. Thurrock Council adopted the Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework on 28 January 2015.

## 5.9 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. The application site has no allocation within either of these draft documents. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination where their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough.

## 5.10 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.

## 6.0 Assessment

### Background To Application

6.1 The previous application (14/01112/FUL) was refused solely on the impact of the development on the Green Belt. That scheme sought the redevelopment of the site for 6 dwellings, which would have significantly increased the footprint of development across the site. The proposal was consequently considered to be 'inappropriate' and the matters that were put forward were not considered to constitute the very special circumstances that would be required to warrant a departure from policy being made. The current application proposes a reduced development in an attempt to overcome the previous refusal.

6.2 The principal issues to be considered in this case are:

- I Plan designation and principle of development
- II Design
- III Highways
- IV Neighbour amenity
- V Surface water management, ecology and landscaping

#### I PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT

6.3 The proposal seeks to demolish existing buildings and construct four new two storey dwellings with detached garages. The relevant guidance within the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate unless the proposal involves limited infilling or the partial or complete redevelopment of previously development sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

6.4 The NPPF defines "previously developed land" to be (page 55): *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.*

- 6.5 The site in its present form has a large area of hard surfacing and existing buildings so clearly complies with the definition of previously developed land. The key issue in this case (in terms of whether the proposal complies with the requirements of the NPPF) is how different the proposed residential dwellings are in terms of Green Belt impact, to the existing buildings, hard surfacing and outdoor storage.
- 6.6 In order to make a reasoned comparison, it is necessary to consider what is being removed.
- 6.7 The development would remove three existing buildings which are used for horse stabling along with commercial activists and storage. There is an existing hard surfacing apron around and between the buildings. The proposal would result in the removal of all of the existing buildings and the provision of four detached dwellings within area occupied by the main yard area of the site.
- 6.8 The following shows a comparison of the floorspace and volume between the existing uses and proposed dwellings:

	<b>Area (Footprint)</b>	<b>Volume</b>
<b>Current</b>	967 sqm	2,791 cubic metre
<b>Proposed</b>	950 sqm	2,416 cubic metre
<b>Difference</b>	17 sqm reduction	375 cubic metre reduction

- 6.9 As can be seen from above, the development would result in a 17 sqm decrease in footprint across the site and a 13.5% decrease in built volume. Whilst the layout of the development as proposed is spread out further across the whole of the site, the decrease in the footprint and volume is considered to be beneficial to the character, openness and appearance of the Green Belt at this point.
- 6.10 Given the reduction in floorspace and volume the proposal accords with the guidance in the NPPF in relation to previously developed land and the amended wording of Policy PMD6 of the Core Strategy, as it would not have a greater impact on the Green Belt than the existing development. Accordingly the development is considered to be in accordance with policy, and it does not need to be justified via the demonstration of very special circumstances.

## II. DESIGN

- 6.13 The proposed dwellings would be of traditional design with steep pitched roofs, traditional windows openings and features such as dormer windows and chimneys typical of older style dwellings. The materials pallet shown is considered to be appropriate and could be conditioned to ensure a high quality finish.
- 6.14 The dwellings would have double garages and space for at least two vehicles on a plot and gardens well in excess of the council's minimum standards as expressed in Annexe 1 of the Local Plan (1997).
- 6.15 The design is considered to be acceptable in relation to the location and area, and accordingly the proposals are considered to satisfy Policies PMD2 and CSTP22 of the Core Strategy.

## III. HIGHWAYS

- 6.16 The Council's Highways Officer is satisfied with the details and subject to conditions to ensure parking is retained and the roadway is provided before the dwellings are occupied the proposals comply with Policy PMD8 of the Core Strategy.

## IV. NEIGHBOUR AMENITY

- 6.17 The site would be suitably distant from neighbours not to impact on the amenities that nearby occupiers presently enjoy. The houses would be set out so as not to impact on one another. Policy PMD1 is considered to be satisfied in this regard.

## V. SURFACE WATER MANAGEMENT, ECOLOGY AND LANDSCAPING

- 6.18 The Council's Flood Risk Manager is satisfied with the proposals subject to a condition and the Environment Agency has raised no objections. Accordingly the proposal is considered to be acceptable in this regard.
- 6.19 The Council's Landscape Advisor has raised some concern about the proposal to enclose the site frontage (along Fen Lane) with close boarded fencing. A condition could be applied to ensure a more appropriate boundary treatment on this frontage.

## VI. OTHER MATTERS

- 6.20 The County Archaeologist advises that there is evidence to show that there is the possibility that the site may have been occupied by farm buildings in the 19<sup>th</sup> century. He recommends both a condition relating to building recording and an archaeological excavation to find any evidence of the site being previously occupied. This could be covered by suitable conditions.

- 6.21 Policy PMD16 of the Core Strategy indicates 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.
- 6.22 The proposal is for a small scale development and no infrastructure requirements have been identified arising from this development at this time. Accordingly, it is not considered necessary for a s.106 contribution in this instance

## **7.0 Conclusions and Reason(S) For Approval**

- 7.1 The application site is previously developed land in the Green Belt. The development would result in a reduction in footprint and volume in comparison with the existing lawful buildings on the site. The development therefore accords with Policy PMD6 and the NPPF as the proposals would not have a greater impact on the Green Belt than the existing buildings. The development therefore constitutes 'appropriate development' in the Green Belt and is consequently acceptable in principle.
- 7.2 Matters of detail such as design and layout are all considered to be acceptable. Suitable conditions could be applied to ensure that the proposal results in a high quality development that will enhance and improve the appearance of the site.
- 7.3 The current proposal is a significantly reduced scheme in comparison with the refused proposal, the previous reasons for refusal in terms of harm to and impact upon the Green Belt are considered to have been overcome.

## **8.0 Recommendation**

Approve, subject to the following conditions:

### **Condition(s):**

#### **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.

### **Samples of Materials**

- 2 Samples of all materials to be used in the construction of the external surfaces of the building(s) hereby permitted, shall be submitted to and approved in writing by, the Local Planning Authority, before any part of the development is commenced.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

### **Ground Levels**

- 3 Prior to the commencement of any development, details shall be submitted to and agreed in writing by the Local Planning Authority showing the final ground level of the site and the finished floor level of the building(s) hereby permitted.

REASON: To determine the scope of this permission and safeguard the character of the immediate area in accordance with Policies PMD1 and PMD2 of the Core Strategy.

### **Details of Means of Enclosure**

- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 and before any development hereby permitted is first commenced, a scheme showing full details of fences, walls, gates or other means of enclosure in and around the site (including the main access gate) and including the timing of their provision, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter these works shall only be undertaken in accordance therewith.

REASON: To safeguard the character of the locality and in the interests of privacy and amenity in accordance with Policies PMD2 and PMD6 of the Core Strategy.

### **Landscaping**

- 5 No construction works in association with the erection of the dwellings hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (b) Finished levels and contours;
- (c) Means of enclosure;

- (d) Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including the cycle store, signs and lighting);
- (e) External surface material for parking spaces, pedestrian accesses.
- (f) A full assessment of the Leyland Cypress trees to the southern and eastern boundaries of the site.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. Any trees, plants or hedges which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy.

### **Surface Water Drainage**

- 6 No development shall take place until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a period for its implementation; and
  - iii. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

REASON: To ensure a satisfactory method of surface water drainage and to prevent pollution of local watercourses.

### **Porous Hardsurfacing**

- 7 The hardstanding areas within the residential curtilages of the

properties hereby permitted shall be contracted with a porous surface.

REASON: In the interests of surface water management.

### **Construction of Road Way Prior to Occupation**

- 8 Prior to the occupation of any dwelling, the proposed estate road(s), footways and footpaths, turning spaces and driveways (where applicable) between the dwelling(s) and the existing highway, shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority. The footways and footpaths between any dwelling and the existing highway shall be complete within six months from the date of occupation of the dwelling.

REASON: In the interests of highway safety and amenities of the occupiers of the proposed residential development in accordance with Policy PMD2 of the Core Strategy

### **Garages for Parking Only**

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 and Section 55 of the Town and Country Planning Act 1990 or any subsequent Acts or Order re-voking or renewing the provisions of that Act or Order, the garages hereby permitted shall be used solely for parking of vehicles in domestic use or for incidental domestic storage only.

REASON: To ensure adequate provision is made for vehicle parking and in the interests of the Green Belt in accordance with Policies PMD6 and PMD8 of the Core Strategy

### **Highways Management Plan**

- 10 A Highways Management Plan (HMP) shall be submitted and approved by the Local Planning Authority prior to commencement of the development hereby approved, details to include (as appropriate):

- i. Hours of operation
- ii. Construction access
- iii. Temporary hard standing
- iv. Storage of materials
- v. Heavy plant storage
- vi. Abnormal Load Vehicle movements and routing
- vii. Crane storage and its use
- viii. Contractor parking
- ix. Wheel Washing Facilities

Once submitted to and agreed in writing by the Local Planning

Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not cause pollution in accordance with Policy PMD1 of the Core Strategy and in accordance with NPPF

### **Construction and Waste Management Plan**

- 11 Prior to the commencement of the works subject to this consent hereby approved, a Construction Management Plan and Waste Management Plan shall be submitted to and agreed in writing prior to the commencement of the works hereby approved. The details shall include;

i Details of measures to minimise fugitive dust during construction demolition and stockpiling of materials;

ii A Waste Management Plan;

iii An asbestos survey with the details of its removal by a competent contractor;

iv. Details of any security lighting or flood lighting proposed including mitigation measures against light spillage outside the site boundary;

v. Details of crushing and/or screening of demolition and excavation materials including relevant permits;

vi. Details of measures to minimise noise and vibration during construction and demolition to comply with the recommendations (including those for monitoring) set out in Parts 1 and 2 of BS5228:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'.

Once submitted to and agreed in writing by the Local Planning Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority. All construction activities should be carried out using best practice with reference to BS5228 (control of noise from construction sites) to minimise the effect of construction on local residents).

REASON: To ensure that the proposed development does not cause pollution in accordance with Policy PMD 1 of the Core Strategy and in accordance with NPPF

### **Contamination**

- 12 Prior to commencement of the development hereby approved the site shall be decontaminated in accordance with details, which shall have been previously submitted to and approved by the Local Planning Authority. These details shall include those for a site investigation sufficiently detailed to enable a quantitative risk

assessment of site contaminants on both groundwater and surface water to be undertaken, together with a conceptual model to illustrate all potential contaminant sources, pathways and receptors and a remediation method statement and a validation report detailing the works undertaken, any changes to the conceptual model and quantitative risk assessment together with validation data.

REASON: In order to ensure that the site is rendered safe for human habitation and in the interests of avoiding pollution of the water environment.

### **Hours of Work**

- 13 Works on the site in connection with the demolition and removal of existing structures, other preparatory works, and the construction of the development hereby approved shall be limited to between the hours of 8 am to 6 pm Mondays to Fridays and 8 am to 1 pm on Saturdays, with no working on Sundays or Bank Holidays. Any piling of foundations shall be carried out at such times and by such means as shall have been previously agreed by the Local Planning Authority.

REASON: In order to protect the residents of local properties from unacceptable noise nuisance in accordance with Policy PMD1 of the Core Strategy

### **Removal of PD Rights (Residential)**

- 14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any subsequent re-enacting or revoking Acts or Orders, no development falling within Classes A, B, C or E shall be carried out on the site without the prior written consent of the Local Planning Authority. Furthermore, and notwithstanding the details shown the plans no habitable accommodation shall be formed within the roof areas of the dwellings hereby permitted without the prior written permission of the Local Planning Authority.

REASON: To prevent an intensification use of the dwellings which lie within the Metropolitan Green Belt in accordance with Policy PMD6 of the Core Strategy

### **Archaeology**

- 15 No demolition of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.

REASON: In the interests of the historical value of the site in

accordance with Policy PMD4 of the Core Strategy and the NPPF.

### **External Lighting Scheme**

- 16 Prior to the commencement of development details of any external lighting, including details of the spread and intensity of light together with the size, scale and design of any light fittings and supports, shall be submitted to and agreed in writing by the local planning authority. Thereafter external lighting shall only be provided and operated in accordance with the agreed details or in accordance with any variation agreed in writing by the local planning authority.

REASON: In the interests of amenity and to ensure that the proposed development is integrated within its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

### **Junction Layout (Technical Details)**

- 17 Development shall not be commencement until details of the junction of the site access onto the highway (including sight splays) have been submitted to and approved in writing by the local planning authority and the dwellings and buildings shall not be occupied until those junctions have been constructed in accordance with the agreed details.

REASON: In the interests of highway safety in accordance with Policies PMD2 and PMD9 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD 2011.

### **Refuse Strategy**

- 18 Prior to commencement of the development hereby approved a Refuse Access Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall identify how waste and recycling provision will be provided in relation to the Council's three bin policy, including details of bin storage. These agreed measures shall be implemented on site prior to occupation and retained in perpetuity for the life of the development

Reason: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

**Plan Numbers**

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

<b>Plan Number(s):</b>		
Reference	Name	Received
100	Location Plan	30th December 2015
101	Site Layout	30th December 2015
102	Landscaping	30th December 2015
103	Elevations	30th December 2015
104	Elevations	30th December 2015

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

**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/15/01522/FUL](http://www.thurrock.gov.uk/planning/15/01522/FUL)

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

