

<p><b>Reference:</b> 15/01303/FUL</p>	<p><b>Site:</b> School Bungalow 105 The Sorrells Stanford Le Hope Essex SS17 7ES</p>
<p><b>Ward:</b> Stanford East And Corringham</p>	<p><b>Proposal:</b> Demolition of existing caretakers building and associated plant rooms, erection of a medical health facility (Class D1), and adaption of vehicular access from the existing private road, creation of dedicated pedestrian walkway, with associated car parking and landscaping, and maintenance of existing private access road.</p>

<b>Plan Number(s):</b>		
Reference	Name	Received
L 001A	Location Plan	30th October 2015
L 010B	Floor Layout	30th October 2015
L 020B	Elevations	30th October 2015
L 021B	Drawing	30th October 2015
L 030B	Drawing	30th October 2015
L 031B	Drawing	30th October 2015
L 032B	Drawing	30th October 2015
16211SE-01A	Drawing	30th October 2015
16211SE-02	Drawing	30th October 2015
16211UG-01A	Drawing	30th October 2015
TCP THRKHUB 1A	Drawing	30th October 2015

The application is also accompanied by:

- Design and Access Statement
- Flood Risk Assessment Appendix A
- Flood Risk Assessment Appendix B-D
- Flood Risk Assessment Body
- Transport Statement Note
- BREEAM Pre Assessment Report
- Planning Statement Reduced
- Demolition Survey
- Arboricultural Impact Assessment

<ul style="list-style-type: none"> <li>- Environmental Noise Report</li> <li>- Fire Safety Strategy</li> <li>- Preliminary Ecological Appraisal</li> </ul>	
<b>Applicant:</b> North East London Foundation Trust (NELFT)	<b>Validated:</b> 4 November 2015 <b>Date of expiry:</b> 14 <sup>th</sup> March 2016 [Article 34 EOT]
<b>Recommendation:</b> Approve, subject to conditions.	

The application is being considered at Planning Committee because a very similar application was considered by the Planning Committee on 14<sup>th</sup> March 2013 following a call in request.

## 1. Description of Proposal

- 1.1 This application seeks planning permission for a medical centre on the site of the former Graham James Infant School and caretaker's house. The proposal seeks to develop a purpose built medical facility for adult and children services provision, to offer up to date facilities to the local community. The aim would be to enable a range of healthcare services to be provided for the local community including a GP practice.
- 1.2 The proposed building is essentially a backward "L" fronting onto The Sorrells and running back towards the school. The building would have a footprint of approximately 620sqm and would be two storeys in height with a small plant room on the roof.
- 1.3 The ground floor would house the public entrance, reception, waiting area, consulting/interview/clinical rooms, group rooms, community store and plan rooms. The first floor would contain offices with meeting rooms, staff support facilities, offices, it room and plant room and the plant roof. The roof area would have a screened plant area and photovoltaic array.
- 1.4 The application indicates that the building would be open:
  - Monday – Friday 08:00 – 20:00
  - Saturday – 08:00 – 12:00
  - Sunday and bank holiday - closed.
- 1.5 The development would be served by a total of 34 car parking spaces with 4 of these designated disabled driver spaces.
- 1.6 The proposal differs from the recently approved scheme in the following

regards:

- Change in car park layout;
- Removal of A1 pharmacy use from the proposal;
- Changes to internal layout.
- Changes to external appearance

## 2. Site Description

- 2.1 The site is that of the former Graham James Infant School which closed in 1991 when the Infant and Junior Schools amalgamated. It is a backward L-shape and includes 105 The Sorrells, which was the old school caretaker's house. It fronts The Sorrells between 107 and the community hall wrapping to the rear of the hall. To the north it is bounded by 105 The Sorrells and a parking area to the rear of properties in Gordon Road and Colborne Close. It is bounded on other sides by land associated with the school, including the vehicular access to the school which meets The Sorrells adjacent to the community centre.

## 3. Relevant History

Reference	Description	Decision
12/01098/FUL	Medical Centre and Pharmacy (A1)	Approved

## 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/15/01303/FUL](http://www.thurrock.gov.uk/planning/15/01303/FUL)

PUBLICITY:

- 4.2 The application has been advertised by way of neighbour letters and a site notice has been placed nearby, a press notice has also been provided. Three letters have been received.

In objection, two letters:

- Height and proximity of building in relation to neighbouring occupiers;
- Increase in traffic to the site;
- The building would replace a bungalow that was previously on the site;
- Overlooking of neighbouring property and resultant devaluation;
- The access, which will be shared with the school would be inadequate;

- There will be an increase of traffic onto The Sorrells which is already busy;
- Cars may try and park in the school car park, town car parks or roads;
- Security issue for school children as a result of the development;
- Concerns of the impact of construction;
- Noise created during construction and during operation

In support, one letter:

- Site is presently semi derelict;
- Anti-social behaviour is taking place on the site;
- The facility would be a welcome addition.

ENVIRONMENTAL HEALTH:

4.3 No objection (Subject to conditions).

PUBLIC RIGHTS OF WAY

4.4 No objections.

FLOOD RISK MANAGER:

4.5 No objections (subject to conditions).

HIGHWAYS:

4.6 No objections (subject to conditions).

LANDSCAPE AND ECOLOGY:

4.7 No objections (subject to conditions).

## **5. Policy Context**

National Planning Policy Framework

5.1 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.

1. Building a strong, competitive economy

Planning Practice Guidance (PPG)

5.3 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:

- Design;
- Planning obligations and;
- The use of planning conditions.

**Local Planning Policy**

Thurrock Local Development Framework

5.4 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

Management of Development Policies:

PMD1 - Minimising Pollution and Impacts on Amenity<sup>2</sup>

PMD2 - Design and Layout<sup>2</sup>

PMD8 - Parking Standards<sup>3</sup>

PMD9 – Road Network Hierarchy;

PMD10- Transport Assessments and Travel Plans;

PMD12 – Sustainable Buildings;

PMD13 – Decentralised, Renewable and Low Carbon Energy Generation

PMD14 – Carbon Neutral Development; and

PMD16 – Developer Contributions.

Strategic Spatial Policies:

CSSP2 – Sustainable Employment Growth; and

CSSP3 – Sustainable Infrastructure.

Thematic Policies:

CSTP9 – Wellbeing, Leisure and Sports;  
CSTP10 – Community Facilities;  
CSTP11 – Health Facilities;  
CSTP18 – Green Infrastructure;  
CSTP22 - Thurrock Design  
CSTP23 - Thurrock Character and Distinctiveness<sup>2</sup>  
CSTP25 – Addressing Climate Change;  
CSTP26 – Renewable or Low Carbon Energy Generation; and  
CSTP29 – Waste Strategy.

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

5.5 The Core Strategy has been subject to a focused review for consistency with the (NPPF). The focused review document was submitted to the Secretary of State for independent examination on 1 August 2013, and examination hearings took place on 8 April 2014. The Inspector's report was received in October 2014 and was approved by Council on 28<sup>th</sup> January 2015. Minor changes have been made to some policies within the Core Strategy; the policies affected by the changes are indicated above.

## 6. Assessment

6.1 The main issues relating to this application are:

- I Plan designation and principle of development
- II Design and scale
- III Impact of development on the highway network
- IV Noise and amenity
- V Landscaping

### I PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT

6.2 The site has no notation on the Proposals Map issued with the Local Development Framework Core Strategy and Policies for the Management of Development in December 2011. It is intended that such land remains broadly in its existing use, but does not preclude other uses if they are considered acceptable on their merits.

6.3 The site is in a sustainable location, close to other facilities such as schools, community hall and town centre which would allow for linked trips and within a major residential area. The uses are not considered incompatible in principle with residential, educational, retail and community uses and it is noted that the proposal seeks to provide modern up to date

purpose built facilities allowing an existing established local doctors' practice to relocate, expand and provide enhanced services to the local community. The proposal would also provide full time employment opportunities.

- 6.4 In light of the above, the use of the site as a medical centre is considered acceptable. Members will also note that the principle of a medical centre on this site has also been established by the grant of planning permission in 2013.

## II DESIGN AND SCALE

- 6.5 The application site is set within area characterised by mainly two storey dwellings, the two storey primary school and single storey community hall. The proposed building whilst two storey would be 1.5 metres higher than neighbouring housing but is not considered to be out of scale. It has a contemporary feel and would become a feature in the local street scene without dominating it.

- 6.6 The concerns of local residents in relation to the scale of the proposal are noted. The scheme now proposed is for a two storey medical centre and is considered an appropriate scale for this site and is not materially different from the previously approved application which remains implementable.

## III IMPACT OF DEVELOPMENT ON THE HIGHWAY NETWORK

- 6.7 The application seeks to take access from the existing T junction access to the Graham James Primary School from The Sorrells and would share the access with the community hall. This access currently has a gate close to the top of the junction with The Sorrells, it is proposed to relocate this gate closer to the school past the entrance to the proposed development. This would still allow the school to be closed off out of school hours.

- 6.8 The applicants acknowledge that the scheme will create more traffic than the existing scenario. Car parking has been provided on site in accordance with the Highway Officer's requirements and the Highway Officer is satisfied with the layout proposed. Subject to conditions, the proposal is considered to comply with Policies PMD8 and PMD9 in relation to highways and access.

## IV NOISE AND AMENITY

- 6.9 The surgery would operate at times consistent with such operations. Most of the activity will be within the building apart from patients coming to and from the site. No objection is raised in this respect. A condition is recommended to cover hours of construction.

- 6.10 It is not considered that the scheme would have an adverse effect on the amenities of adjoining occupiers. The nearest dwelling is to the north east and its flank is some 3 metres from the proposed building. Whilst a window is shown at first floor level in this elevation it serves a void above the reception area at ground floor so there would be no overlooking of the rear garden of the adjacent house. There is also a window on the first floor landing of the staircase and it is suggested that this be conditioned to be obscure glazed. There are windows in the element to the rear but these have distant views over a yard area and the rear gardens of properties in Gordon Road

#### V. LANDSCAPE

- 6.11 The submitted plans show a landscaping scheme around and within the site. The Council's Landscape Advisor has indicated that the layout of the building is considered to be acceptable within the street scene, but that additional details should be provided as part of a landscaping condition.

#### VI. OTHER MATTERS

- 6.12 Whilst some objections remain to the current proposal, these matters were addressed during the 2012 application and are not considered to be materially different in the current scheme. The issue of a loss of property value is not in itself a material planning consideration.
- 6.13 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 contribute to proposals to deliver 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.
- 6.14 Changes to Government policy in April 2015 mean that the Council can no longer use a tariff based approach to s106 (as was the case with the former Planning Obligation Strategy). Consequently, the Council has developed an Infrastructure Requirement List (IRL) that identifies specific infrastructure needs on an area basis. In relation to commercial floorspace, 1000 sq.m is the level at which contributions would normally be required.
- 6.15 The details submitted indicate that across the building on site there would be more than 1000 sq.m floor space created. In this instance the proposal seeks to provide a range of healthcare facilities which is one of the types of development that would normally be funded by contributions. On the basis that the proposal will provide significant benefits to the community, it is not



considered appropriate to seek a contribution from the developer in this instance.

## **7. Conclusions And Reasons For Approval**

- 7.1 The proposal is largely similar to a recently granted permission which could still be implemented.
- 7.2 In light of the previous consent, and the general presumption of making the best use of previously development land the proposal is considered to be acceptable in principle.
- 7.3 The proposal would bring up to date health care facilities in a purpose built contemporary building in compliance with Policy CSTP 9; allow existing health care facilities to modernise and expand; contribute to providing a hub of community facilities with the existing school and community centre; generate employment and would allow an improvements to landscaping in and around the site.
- 7.4 Matters such as neighbour amenity, and highways and parking have been considered and have been found to be acceptable subject to conditions. Approval is therefore recommended.

## **8. Recommendation**

Approve subjection to the following 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.

### **LANDSCAPING**

2. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development (or such other period as may be agreed in writing by the Local Planning

Authority) and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. This scheme shall include measures to achieve biodiversity gains as set out in the BREEAM ecology report, for example using species where possible from the RHS Perfect for Pollinators list.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by Policies SS02, CSTP18, CSTP19, CSTP22, CSTP23, PMD2 and PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **LANDSCAPE MANAGEMENT PLAN**

3. A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The Landscape Management Plan shall be carried out as approved.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by Policies SS02, CSTP18, CSTP19, CSTP22, CSTP23, PMD2 and PMD7 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **SAMPLES OF MATERIALS**

4. Notwithstanding the information on the approved plans, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

REASON: In the interests of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings as set out in Policies CSTP22, CSTP23 and PMD2 of the Thurrock Local Development Framework Core Strategy and Policies for

Management of Development (December 2011).

### **CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

5. No development shall take place until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for, but not necessarily be limited to,
- i) the parking of vehicles of site operatives and visitors;
  - ii) measures to control the emission of dust and dirt during construction of the development;
  - iii) details of construction traffic routing, including details of the access to be used during construction;
  - iv) the phasing of development and the location of construction compounds;
  - v) details of wheel washing facilities, including a barrier to stop all vehicles before they enter the highway. Mud and other debris from wheels and the undercarriage of all vehicles leaving the site during the period of works shall be cleaned off prior to such vehicles entering the highway;
  - vi) loading, unloading and storage of plant and materials;
  - vii) commitment to no bonfires on site;
  - viii) waste management plan; and
  - ix) Control of noise with reference to BS5228 (Code of Practice for Noise and Vibration Control on Construction and Open Sites).

REASON: In the interest of residential amenity in accordance with Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development 2011 (December 2011).

### **HOURS OF DEMOLITION/CONSTRUCTION**

6. Demolition and construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

REASON: In the interest of residential amenity in accordance with Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

## **CONTAMINATION**

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared, in accordance with the requirements of Condition 8, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met. It shall also include a long term monitoring and maintenance plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this to the Local Planning Authority.

**REASON:** To ensure that the proposed development does not cause pollution of controlled waters and that the development complies with approved details in the interest of protection of controlled waters in accordance with the aims and objectives of Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

## **REMEDIATION**

8. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing, of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The scheme must be carried out in accordance with its terms prior to the commencement of development other than that required carrying out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

**REASON:** To ensure that the proposed development does not cause pollution of controlled waters and that the development complies with

approved details in the interests of protection of controlled waters in accordance with the aims and objectives of Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **BREEAM**

9. The development hereby permitted shall be built to a minimum standard of 'Very Good' under the Building Research Establishment Environmental Assessment Method (BREEAM) unless current government guidance prevailing at the time of commencement has renewed or revoked any such requirements. Prior to first use of the building hereby permitted a copy of the Post Construction Completion Certificate for the building verifying that the 'Very Good' BREEAM rating has been achieved shall be submitted to the Local Planning Authority.

REASON: To ensure that development takes place in an environmentally sensitive way, to assist the Government in meeting its targets of reducing carbon dioxide emissions in accordance with Policies CSTP25, CSTP26, PMD12, PMD13 and PMD14 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **USE OF RENEWABLES**

10. No development shall take place until a scheme demonstrating that at least 10% of the development's energy will be derived from decentralised and low carbon or renewable sources has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in complete compliance with this scheme unless otherwise agreed, in writing, with the Local Planning Authority.

REASON: To ensure that development takes place in an environmentally sensitive way to assist the Government in meeting its targets of reducing carbon dioxide emissions and to accord with Policies CSTP25, CSTP26, PMD12, PMD13 and PMD14 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **GREEN TRAVEL PLAN**

11. Prior to the first use of the development hereby permitted a Green Travel Plan shall be submitted to, and agreed in writing with, the Local Planning Authority. The Green Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the

development hereby permitted and shall include specific details of the operation and management of the proposed measures. The commitments explicitly stated in the Green Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first occupation of the building hereby permitted and shall be permanently kept in place unless otherwise agreed in writing with the Local Planning Authority. Upon written request, the applicant or their successors in title shall provide the Local Planning Authority with written details of how the measures contained in the Green Travel Plan are being undertaken at any given time.

REASON: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies CSTP14 and PMD10 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

#### **LEVELS (WITH ADJACENT BUILDINGS)**

12. Prior to the commencement of any development, details shall be submitted to, and approved in writing by, the Local Planning Authority showing the existing and proposed site levels and the finished floor level of the building hereby permitted. These details shall show the relationship with the levels of immediately adjacent land and shall include cross sections. Development shall be in strict accordance with the approved details.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings as set out in Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

#### **EXTERNAL LIGHTING SCHEME**

13. Prior to 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 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 immediate surroundings as required by Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December

2011).

### **BOUNDARY TREATMENTS**

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the locations, heights, designs, materials and types of all boundary treatments to be erected on site. The boundary treatments shall be completed in strict accordance with the approved details before the use hereby permitted is commenced.

REASON: In the interests of visual amenity, privacy and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings as required by Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **CAR PARKING PRIOR TO FIRST USE**

15. Prior to the commencement of the use hereby permitted the car parking spaces shown on the approved plans shall be provided and delineated on-site in accordance with the approved plans. Notwithstanding the Town & Country Planning (General Permitted Development) Order 2015 (or any subsequent re-enacting Order) no development shall be carried out on the site so as to preclude vehicular access to those car parking spaces. The car parking spaces shall be available in their entirety during the whole of the time that the building is open to the staff employed thereat or to persons visiting the building.

REASON: In the interests of highway safety and amenity in accordance with policies CSTP14 and PMD8 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **CYCLE AND POWERED TWO WHEELER PARKING**

16. Prior to the commencement of development hereby approved details of the number, size, location, design and materials of secure and weather protected cycle and powered two wheeled parking facilities to serve the employees and customers of the gymnasium shall be submitted to and agreed in writing with the Local Planning Authority. Such parking facilities as agreed in writing shall be installed on site prior to the first use of the development hereby permitted and shall thereafter be permanently retained for sole use for cycle and powered two wheeled parking for the employees and customers of the gymnasium hereby permitted.

REASON: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with policies CSTP14 and PMD10 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **HOURS OF USE**

17. The development hereby approved shall be cleared of all patients by 20:00 hours and by all staff by 22:30 hours Monday to Friday, and the premises shall be cleared of all patients by 12:00 hours and by all staff by 14:00 hours on Saturdays. The facility shall not open for business before 08:00 hours Mondays to Saturdays. The development shall not be open to patients or staff on Sundays and Bank Holidays

REASON: In the interest of amenity as required by Policy PMD1 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **OBSCURE WINDOWS**

18. The first floor windows indicated on the northern elevation shall be permanently obscure glazed and any opening sections of these windows shall be a minimum of 1.7m above the finished floor level of the rooms in which they are to be installed.

REASON: In the interests of residential amenity

### **REFUSE STRATEGY**

19. Prior to the commencement of the use hereby permitted a Refuses Access Strategy shall be submitted to the Local Planning Authority and approved in writing. This Strategy shall include bin storage facilities for the site, including the refuse collection points. Thereafter the Strategy shall be implemented and retain strictly in accordance with the approved details.

REASON: In the interests of highway safety and amenity in accordance with policies CSTP14 and PMD8 of the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (December 2011).

### **SURFACE WATER DRAINAGE**

20. Surface Water Drainage development shall not begin 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:

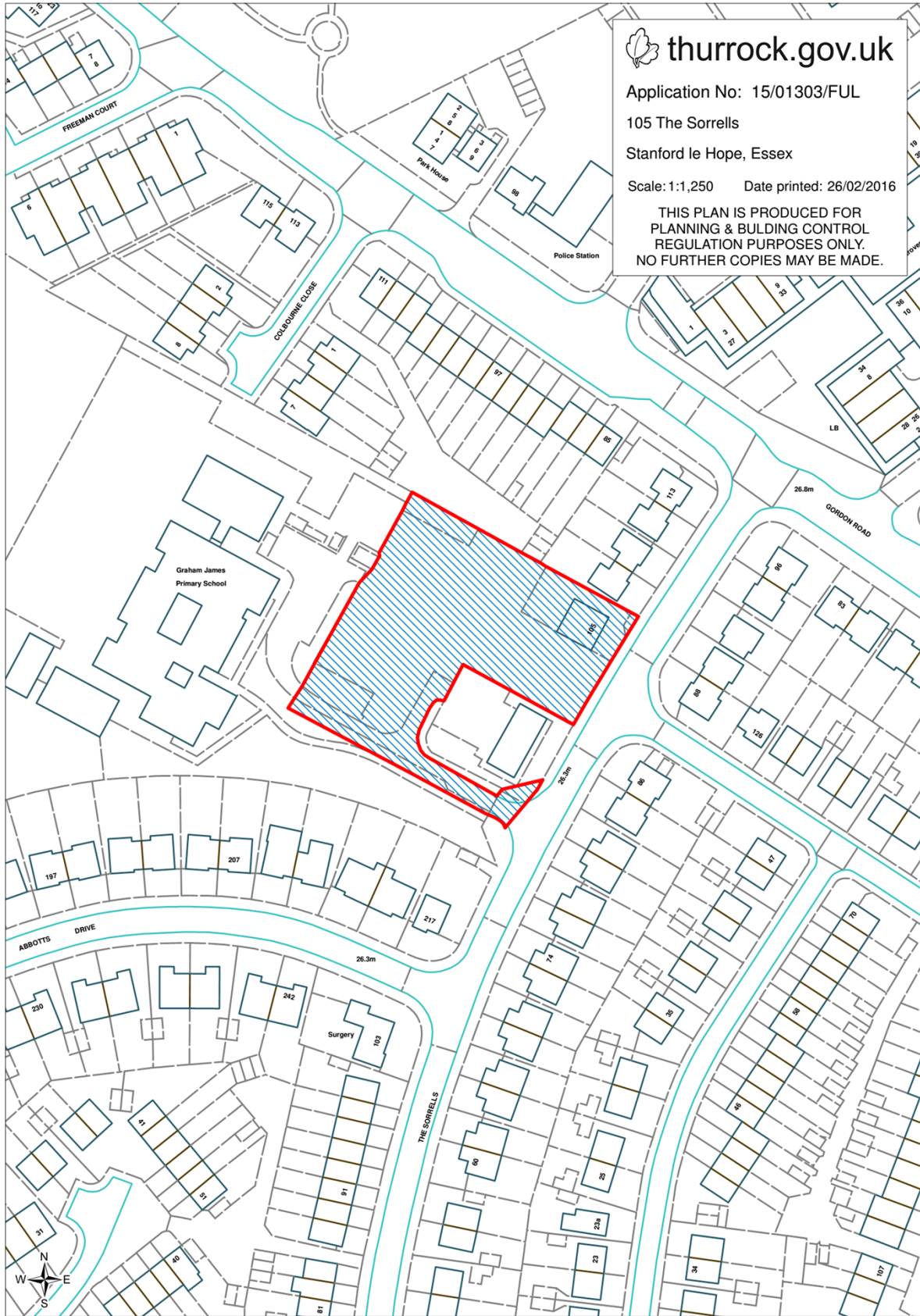
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a period for its implementation; and
- 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 reduce the potential for surface water run-off on the site.

**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/15/01303/FUL](http://www.thurrock.gov.uk/planning/15/01303/FUL)

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



 **thurrock.gov.uk**

Application No: 15/01303/FUL

105 The Sorrells

Stanford le Hope, Essex

Scale: 1:1,250 Date printed: 26/02/2016

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