

<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>

Plan Number(s):		
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
<b>Recommendation:</b> Approve, subject to conditions.		

## 1.0 BACKGROUND

- 1.1 Consideration of this application was deferred at the 11<sup>th</sup> March 2016 Planning Committee meeting to enable a site visit to take place. Members visited the site on 24<sup>th</sup> March 2016.
- 1.2 A copy of the report presented to the 11<sup>th</sup> March meeting is attached.
- 1.3 The application remains recommended for approval as detailed in the attached report subject to the revised conditions set out at the end of this update report.

## **2.0 UPDATES - AMENITY**

- 2.1 Members deferred the application to allow a site visit to take place to assess the impact of the proposed building on No 107 The Sorrells.
- 2.2 At the site visit Members were shown a plan provided by the applicant which overlays, in line drawing form, the building that has been consented over the current proposals.
- 2.3 In summary, the new building would be set back 3.4m further from the highway than the consented building and the maximum height would be reduced from 11m to 10m and the maximum height of the main structure would be reduced from 8.7m to 7.8m.
- 2.4 In relation to No 107, the building would be 2.7m at its closest point at the front, where previously it was 2.4m. The building would be 3.5m at its closest point from the rear corner of No 107, where previously it was 3.2m.
- 2.5 Given that the new building would be lower and further away from the immediate neighbour than the approved scheme it is not considered that a refusal based upon the impact of the development on the neighbouring dwelling could be substantiated.

## **3.0 UPDATES – LETTER FROM GRAHAM JAMES SCHOOL**

- 3.1 The applicant has provided a copy of a letter that they sent to the head teacher of the Graham James Academy outlining the highways amendments that would take place to the access to the school which comprises:
- The widening of the single track access to accommodate a two track access leading to the Health Centre.
  - Road safety measures (pedestrian crossing) to the entrance of the access road to provide safe crossing points to the pedestrian footpath leading to the Academy
- 3.2 The Head Teacher of the Academy has indicated that he supports the changes to the access way to the site.

## **4.0 UPDATES – REVISED CONDITIONS**

- 4.1 At the last meeting Members were advised of some amendments to the conditions on the original report. These are set out in full below:

### **SAMPLES OF MATERIALS**

4. Notwithstanding the information on the approved plans, no development above ground level 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).

#### 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 'Design Stage Assessment' for the building verifying that the 'Very Good' BREEAM rating could be achieved shall be submitted to the Local Planning Authority. Thereafter, once occupied the 'Post Construction Certificate' shall be issued as soon as practically possible. Thereafter development shall be retained in accordance with the measures in place in the document.

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).

#### EXTERNAL LIGHTING SCHEME

13. Prior to commencement of any such works, 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. Prior to the commencement of the installation of any boundary treatments, there shall be 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).

#### CYCLE AND POWERED TWO WHEELER PARKING

16. Prior to their first use, 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 premises 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).