

<b>Reference:</b> 16/00566/REM	<b>Site:</b> Squibb Demolition Wharf Road Stanford Le Hope Essex SS17 0EH
<b>Ward:</b> Stanford Le Hope West	<b>Proposal:</b> Application for the approval of reserved matter (Landscaping) following outline approval ref: 14/01320/OUT (Demolition of existing water tower and construction of a new office building, storage buildings (including secure asbestos storage) and reconfiguration of the layout in connection with the use of the site as a demolition contractors yard and waste recycling centre. Associated parking, weighbridge and access to Wharf Road.

<b>Plan Number(s):</b>		
Reference	Name	Received
16-3839-P-001	Location Plan	20th April 2016
16-3839-P-015	Landscaping	20th April 2016
16-3839-P-101	Landscaping	20th April 2016

The application is also accompanied by:	
- Decision Notice 14/01320/OUT	
<b>Applicant:</b> Mr Les Squibb	<b>Validated:</b> 26 April 2016 <b>Date of expiry:</b> 26 July 2016
<b>Recommendation:</b> Approve, subject to conditions.	

This application is scheduled for determination by the Council’s Planning Committee because the outline application to which this proposal relates (14/01320/OUT) was considered and determined by the Planning Committee.

**DESCRIPTION OF PROPOSAL**

- 1.1 This is an application for the approval of reserved matters, following the grant of outline planning permission for redevelopment of the site for a new office building, storage buildings and use of the site as a demolition contractor’s yard and waste

recycling centre. The application solely seeks approval for the reserved matter of landscaping.

- 1.2 The reserved matter in question relates specifically to soft landscaping (i.e. the planting of trees and shrubs). Details of hard landscaping, such as fencing, lighting and materials, were specifically covered by conditions attached to the outline permission and these details were submitted as part of a discharge of conditions application.
- 1.3 The landscaping scheme as submitted comprises 10 Copper Beech trees running north to south to divide the main yard area from the office building and car parking to the west. Also part of the proposed scheme are 13 Hypericum shrubs/bushes within the car parking area of the office.

**2.0 SITE DESCRIPTION**

- 2.1 The application site is located 1km south east of Stanford–le-Hope and forms part of the larger Stanhope Industrial Park (which covers an area of approximately 14 hectares).
- 2.2 The application site presently operates as demolition contractors’ yard and waste recycling centre. The contractors’ yard is located in the central and western areas of the site with the waste recycling element located to the east. There are a number of buildings of buildings on site, mainly of a temporary nature, which house offices and vehicle repair offices. The site houses lorries, trailers, plant and equipment relating to the demolition business. There are also piles of waste materials (principally concrete) stored within the site.

**3.0 RELEVANT HISTORY**

Reference	Description	Decision
14/01320/OUT	Demolition of existing water tower and construction of a new office building, storage buildings (including secure asbestos storage) and reconfiguration of the layout in connection with the use of the site as a demolition contractors yard and waste recycling centre. Associated parking, weighbridge and access to Wharf Road. (Outline application with access, appearance, layout and scale being matters for consideration)	Approved
16/00565/CONDC	Discharge of conditions 1 [Outline, submission of details]; 3 [Hours of vehicle movements]; 9 [Travel Plan]; 11 [Materials]; 12 [Wheel Washing]; 14 [Boundary Treatments]; 15 [External Lighting]; 17 [Drainage Strategy]; 18 [Foul and Surface Water Drainage (EA)]; 19	Pending Consideration

	[Highways Technical Details] and 21 [CEMP] of approved application:14/01320/OUT	
16/00580/FUL	Construction of a new office and storage building, asbestos storage facility and reconfiguration of the layout in connection with the use of the site as a demolition contractors yard and waste recycling centre; associated parking, weighbridge and access to Wharf Road.	Recommended for approval on this Agenda

#### 4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council's web-site at:

[www.thurrock.gov.uk/planning/16/00556/REM](http://www.thurrock.gov.uk/planning/16/00556/REM)

#### 4.2 PUBLICITY:

The application has been publicised by the display of a site notice, a newspaper advertisement and consultation with neighbouring properties.

4.3 Five letters of representation have been received objection to the proposal on the following grounds:

- The site is not suitable for Abnormal Load Vehicle movements;
- Concerns over storage of material on site and delivery of materials;
- Lorries can get stuck on the road causing blockages and harm in emergencies;
- Hours of use that are taking place on site;
- Disturbance to residents from operation of the site;
- Site is not an appropriate location for such a use;
- Impact on highway due to vehicles;
- Vehicle activity makes it unsafe for children.

[N.B. It should be noted that the principle of the use has been granted by the outline permission, as well and the buildings. In addition, the hours of use have been established. The current application relates solely to the consideration of the soft landscaping details]

#### 4.4 LANDSCAPE AND ECOLOGY:

No objections.

#### 5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27<sup>th</sup> 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.

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

7. Requiring good design

## 5.2 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:

- Design
- Determining a planning application
- Use of Planning Conditions

## 5.3 Local Planning Policy

### 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 falling within a Secondary Industrial and Commercial Area.

The following Core Strategy policies apply to the proposals:

#### THEMATIC POLICIES

- CSTP22: Thurrock Design

#### POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity<sup>2</sup>
- PMD2: Design and Layout<sup>2</sup>

[Footnote: <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].

#### 5.4 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. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

#### 5.5 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 2014 meeting 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**

- 6.1 The principle of the use of the site, access to the site, appearance of the site, layout of the site and scale of the development were established by the grant of outline planning permission under reference 14/01320/OUT.
- 6.2 The outline planning permission is subject to conditions requiring the submission and approval of details of boundary treatments, lighting and materials (hard landscaping). The applicant is not seeking to discharge these conditions as part of the reserved matters submission. The only issue to be considered in this case is the soft landscaping (planting) within the site.
- 6.3 The submitted plans detail structural planting running north to south, to provide a visual screen between the office and parking area to the west and the wider yard

area covering the rest of the site. Lower level planting is also proposed within the car parking area for the offices to soften the impact of the tarmac hard surfacing.

- 6.4 The Council's Landscape Advisor notes that the site is an intensively used yard area, predominantly with concrete and tarmac surfacing. He indicates that the planting Copper Beech and Hypericum within the car park will provide some visual relief without impact on the way in which the site would be used.
- 6.5 The site is within a commercial area and comprises a distinct use for recycling and waste operation. The surrounding units have no formal planting to speak of. In light of the above and the comments of the Landscape Advisor it is considered that the level of planting is appropriate. The application is therefore recommended for approval.

## 7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 It is considered that the details submitted would ensure satisfactory landscaping, as required by local and national planning policies. It is recommended that the reserved matter is approved.

## 8.0 RECOMMENDATION

- 8.1 It is recommended that the reserved matter is APPROVED subject to the following conditions:

### Approved Plans

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

Plan Number(s):		
Reference	Name	Received
16-3839-P-001	Location Plan	20th April 2016
16-3839-P-015	Landscaping	20th April 2016
16-3839-P-101	Landscaping	20th April 2016

REASON: For the avoidance of doubt and in the interests of good planning.

### Landscaping

2. All planting 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.

REASON: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011) and the Core Strategy Focused Review (2015).

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

