

<b>Reference:</b> 16/00458/FUL	<b>Site:</b> Treetops School Dell Road Grays Essex RM17 5JT
<b>Ward:</b> Grays Thurrock	<b>Proposal:</b> Redevelopment of land at the former Treetops School site for 74 dwellings (a mixture of houses and flats) including site accesses on Dell Road, public open space, landscaping and other associated ancillary uses.

<b>Plan Number(s):</b>		
Reference	Name	Received
14.042.320	Proposed Elevations	6th April 2016
14.042.317	Proposed Floor Plans	6th April 2016
14.042.318	Proposed Floor Plans	6th April 2016
14.042.316	Proposed Elevations	6th April 2016
14.042.313	Proposed Floor Plans	6th April 2016
14.042.314	Proposed Floor Plans	6th April 2016
14.042.101	Location Plan	6th April 2016
14.042.100.P16	Proposed Site Layout	27 <sup>th</sup> June 2016
14.042.104 P4	Landscaping	27 <sup>th</sup> June 2016
14.042.107 P5	Drawing	27 <sup>th</sup> June 2016
14.042.110 P1	Drawing	22 <sup>nd</sup> June 2016
400 P1	Proposed Elevations	22 <sup>nd</sup> June 2016
401	Proposed Elevations	6th April 2016
14.042.300	Proposed Plans	6th April 2016
14.042.301	Proposed Plans	6th April 2016
14.042.302	Proposed Plans	6th April 2016
14.042.304	Proposed Plans	6th April 2016
14.042.305	Proposed Plans	6th April 2016
14.042.306	Proposed Plans	6th April 2016
14.042.307	Proposed Plans	6th April 2016
14.042.308 / ALT	Proposed Plans	7 <sup>th</sup> July 2016
14.042.310	Proposed Plans	6th April 2016
14.042.102.P4	Drawing	27 <sup>th</sup> June 2016
14.042.103.P4	Drawing	24 <sup>th</sup> June 2016
14.042.106.P4	Parking Block Plan	24 <sup>th</sup> June 2016
14.042.108.P4	Drawing	24 <sup>th</sup> June 2016

14.042.111.P4	Drawing	24 <sup>th</sup> June 2016
14.042.300M4(3)	Proposed Plans	7 <sup>th</sup> June 2016
14.042.302 M4(2) P1	Proposed Plans	14 <sup>th</sup> June 2016
14.042.303 M4(2) P1	Proposed Plans	14 <sup>th</sup> June 2016
14.042.315	Proposed Plans	6 <sup>th</sup> April 2016
14.042.319	Proposed Plans	6 <sup>th</sup> April 2016
14.042.305-M4(3)	Proposed Plans	7 <sup>th</sup> June 2016
14.042.309-M4(2)	Proposed Plans	14 <sup>th</sup> June 2016
14.042/sk 100	F – Social 550 alternative windows	
<b>Recommendation:</b> Approve, subject to conditions and legal agreement		

## 1.0 BACKGROUND

- 1.1 Consideration of this application was deferred at the 30<sup>th</sup> June Planning Committee meeting to enable a site visit to take place. Members visited the site on 13<sup>th</sup> July 2016.
- 1.2 A copy of the report presented to the 30<sup>th</sup> June 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 UPDATE – HIGHWAYS ACCESS ALONG DELL ROAD

- 2.1 At the site visit Members were shown the existing section of Dell Road that is proposed to be widened and the location of the proposed new access to the northern part of site.
- 2.2 The applicant has also provided new plans to clearly show the proposed area where Dell Road would be widened. These will be presented to Members at the meeting.

## 3.0 UPDATE – IMPACT OF APARTMENT BLOCKS ON NEIGHBOURS

- 3.1 At the meeting on 30<sup>th</sup> June a further issue raised by Members was the impact on the surrounding area resulting from the provision of the higher apartment blocks. As detailed in the original report, the higher buildings are proposed to be located towards the centre of the site where they are distant from neighbouring properties.
- 3.2 In addition, due to the contours of the land, the properties on Woodward Close are significantly higher than the ground level of the apartment blocks. The applicant has provided plans showing additional sections through and across the site which show that the fourth floor of the closest apartment blocks will be level with highest point of the ridge of the closest property at No 30 Woodward Close, which is a bungalow.

The closest apartment block would be at a distance of 30m (100ft) from the properties on Woodward Close, the other block would be more distant. The Annex of the 1997 Local Plan indicates that back to back distances should be a minimum of 20m. These plans will be presented to Members at the meeting.

- 3.3 This distance, combined with fencing and landscaping on the boundary, would ensure that there is no adverse impact on the amenities of the adjoining neighbours by reason of the mass and bulk of the apartment building.
- 3.4 Furthermore, the applicant has amended the internal layout of the apartments on the fourth floor by removing windows serving primary rooms (these windows will now be provided on the southern elevation looking into the site) and by obscure glazing remaining windows which would serve kitchen areas.

**4.0 RECOMMENDATION**

- 4.1 The updates above necessitate various changes to conditions. Subject to those changes (revised schedule set out below) and the completion of a legal agreement, the application remains recommended for approval.

**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.

**Accordance with Plans**

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

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14.042.307	Proposed Plans	6 <sup>th</sup> April 2016
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14.042/sk 100	F – Social 550 alternative windows	

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

### **Materials**

- The development hereby permitted shall be carried out in accordance with the materials and details shown on plan No 14.042/111 P2, "Materials Plan" dated 24.06.2016 unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

### **No extensions or roof alterations without permission**

- Notwithstanding the provisions of Schedule 2 Part 1 Classes A, B, and C of the Town & Country Planning [General Permitted Development] Order 2015 [or any

order revoking and re-enacting that Order with or without modification] no extensions or roof alterations shall be carried out to the building[s] hereby permitted.

REASON: In the interests of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings and does not impact on the amenities of neighbours in accordance with Policies PMD1 and PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

### **Communal TV Aerials/Satellite**

5. Notwithstanding the provisions of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking or re-enacting that Order with or without modification] the flats hereby permitted shall be equipped with a communal satellite dishes. Details of the number, size, external appearance and the positions of the satellite dishes shall be submitted to and agreed in writing by the local planning authority prior to the installation of such systems. The agreed communal satellite dish systems shall be installed prior to the residential occupation of the flats and thereafter retained. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any Order revoking or re-enacting that Order with or without modification] other than those agreed by way of the above scheme, no additional satellite dishes or aerials shall be fixed to the building comprising the flats hereby permitted without the prior written approval of the local planning authority.

REASON: In the interests of visual amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

### **Drainage Strategy (FRM)**

6. None of the dwellings hereby permitted shall be occupied until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Where a sustainable drainage system 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 discharge 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 adopted by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent environmental and amenity problems arising from flooding.

### **Landscaping (L&EO)**

8. 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 should ensure that the mitigation requirements of the Ecological Impact Assessment are fully integrated. The submitted scheme shall also include details of the ongoing management responsibilities for the separate areas within the site.

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).

### **Landscape Protection**

9. All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing, or Heras fencing) as detailed in the submitted Arboricultural Method Statement for the duration of the demolition and construction period at a distance equivalent to not less than the spread from the trunk. Such fencing shall be erected prior to the commencement of any works on the site. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside this fencing; no changes in ground level may be made or underground services installed within the spread of any tree or shrub [including hedges] without the previous written consent of the local planning authority.

REASON: To ensure that all existing trees are properly protected, in the interests of visual amenity and to accord with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

### **Boundary Treatments**

10. The boundary treatments on the site shall be completed in accordance with the details shown on plan 14.042.107 P5, "Boundary Treatment Plan", dated 27.06.2016 before the occupation of the buildings and thereafter retained strictly in accordance with the details approved.

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 policies CSTP22 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

**Woodland Management (L&EO)**

11. Prior to the first occupation of any of the units within the site, a Woodland Management Plan for the woodland area to the south of the site shall be submitted to and approved in writing by the Local Planning Authority. This Management Plan shall include details of all elements of public access, including the management of the walkway and viewing platform.

Thereafter, development shall be carried out strictly in accordance with the details approved.

REASON: To ensure that all existing trees are properly protected, in the interests of visual amenity and to accord with policies CSTP18 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2011].

**Contaminated Land (Accordance with known details)**

12. The development of the site shall take place in accordance with the methodology and recommendations set out in the "Ground Investigation Report Proposed residential development, Off Dell Road, Grays, Soiltechnics Ltd, Report No STL2980R-G01, Revision 04, April 2016".

REASON: To ensure the development is suitable for human habitation in accordance with Policies PMD1 and PMD2 of the Core Strategy 2011.

**Contaminated Land (Watching brief)**

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters (particularly the Secondary and Principal aquifers and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

**Decentralised, Renewable & Low Carbon Energy**

14. Prior to the first occupation of any of the units on site, details of the measures to demonstrate that the development has achieved the generation of at least 10% of its energy needs through the use of decentralised, renewable or low carbon technologies shall be submitted to and approved in writing by the local planning authority. The approved measures thereafter be retained in the agreed form unless

otherwise agreed in writing by the local planning authority.

REASON: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD13 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

### **Construction Management Plan (CMP)**

15. The development hereby permitted shall be carried out strictly in accordance with the details contained in the document titled "Construction Management Plan: Land at Treetop School Dell Road Grays unless previously agreed in writing with the Local Planning Authority.

REASON: In order to minimise any adverse impacts arising from the construction of the development in accordance with Policy PMD1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011]

### **Demolition & Construction Working Hours**

15. No demolition or construction works in connection with the development hereby permitted shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Fridays 0800 – 1900 hours and  
Saturdays 0800 – 1300 hours

unless the prior written approval of the local planning authority has been obtained.

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

### **Lifetime Homes**

16. Unless otherwise agreed in writing by the local planning authority, the dwellings on the site shall meet part M4(2) of the Building Regulations.

REASON: In order to produce flexible, accessible and adaptable homes appropriate to diverse and changing needs in accordance with Policy CSTP1 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

### **Archaeology (Trial Trenching)**

17. The development hereby permitted shall be carried out in accordance with the details contained in the archaeology report Evaluation Report HH1 and Treetops Report v1 QUEST report HH01.

REASON: In the interests of the historical integrity of the site.



**Bin Storage**

18. The bin stores to serve the residential development shall be carried out in accordance with the details submitted in plan No 14.042/102 P5. The agreed bin storage shall be provided prior to the first occupation of any of the dwellings and shall be permanently retained in the form agreed.

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).

**Roads and footpaths prior to occupation**

19. 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 standards 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 2011 and Core Strategy Focused Review 2015 .

**Sight Splays (Individuals Plots)**

20. Before any dwelling vehicle access is first used, clear to ground level sight splays of 1.5 metres x 1.5 metres from the back of the footway shall be laid out either side of the proposed access within the site and maintained at all times.

REASON: In the interests of highway safety in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015

**Garages for parking of cars only**

21. 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, any garage hereby approved/permitted shall only be used for the parking of cars in connection with the residential use of that dwelling and for no other purposes whatsoever.

REASON: To ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway safety.

**Travel Plan**

22. None of the units hereby permitted shall be occupied until such time that a Travel Plan for the whole development has been submitted to and approved by the local planning authority. The approved measures shall be permanently kept in place unless otherwise agreed in writing by 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 agreed measures contained in the Travel Plan are being undertaken at any given time.

REASON: To reduce reliance on the use of private cars in the interests of Sustainability, highways safety and amenity in accordance with Policy PMD10 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

### **Highways Access Construction Specification**

23. Details shall be submitted showing the layout, dimensions and construction specification of the proposed access to the highway, such details shall be approved and implemented on site in accordance with the details submitted to the Local Planning Authority before occupation of the development hereby permitted. This information should include the layout, dimensions and construction specification of any temporary access to the highway to be used during the construction period.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015.

### **Details of Improvements to Dell Road**

24. Prior to the first occupation of development, details of the proposed improvements to Dell Road shall be submitted to the Local Planning Authority for approval. These details should illustrate the layout and dimensions and construction specification and thereafter once approved development shall be carried out, and strictly retained, in accordance with the details approved.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015.

### **Speed Reduction Measures and Sight Splays on Dell Road**

25. Prior to the first occupation of the development development, details of the sight splays and speed reduction measures to be provided to both junctions on Dell Road shall be submitted to the Local Planning Authority for approval. Thereafter once approved the development shall be carried out, and strictly retained, in accordance with the details approved. The sight lines shall be provided such that no obstruction is present within the splays above the level of the adjoin highways carriageway and maintained accordingly.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015.

### **Revised Parking Layout**

26. The parking layout shall be provided in accordance with the details shown on plan No 14.042/106 P7. The development shall be carried out, and strictly retained, in accordance with the details approved.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015.

### **Construction Traffic Routing**

27. Prior to the commencement of development, details of the Construction Traffic Routing for vehicles entering the site shall be submitted to the Local Planning Authority for approval. This layout shall address the requirement for larger vehicles to access the site and should take into account any weight limits on that route.

REASON: In the interests of highway safety and efficiency in accordance with Policy PMD2 of the Core Strategy 2011 and Core Strategy Focused Review 2015.

### **Cycle Parking**

28. Provision shall be made for 1 secure cycle parking space per unit. The agreed facilities shall be installed on site prior to the first occupation of the dwellings and shall thereafter be permanently retained for sole use as cycle parking for the users and visitors of the development.

REASON: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].