

<p>Reference: 16/00630/REM</p>	<p>Site: Pieris Place Brentwood Road Bulphan Essex RM14 3TL</p>
<p>Ward: Orsett</p>	<p>Proposal: Reserved matters application for residential development of land for 19 units including access, appearance, landscaping, layout and scale following approval under outline application 14/01406/OUT</p>

Plan Number(s):		
Reference	Name	Received
L0370SK06A	Sections	10th May 2016
L0370SK07B	Sections	10th May 2016
L0370SK08B	Sections	10th May 2016
L0370SK09A	Sections	10th May 2016
L0370L02A	Other	10th May 2016
L0370L03	Other	10th May 2016
L0370L04	Other	10th May 2016
L0370L05A	Other	10th May 2016
PL02A	Elevations	10th May 2016
PL03A	Elevations	10th May 2016
PL05A	Elevations	10th May 2016
PL07A	Elevations	10th May 2016
PL09A	Elevations	10th May 2016
PL10A	Elevations	10th May 2016
PL12A	Elevations	10th May 2016
PL13A	Elevations	10th May 2016
PL14A	Elevations	10th May 2016
PL15A	Elevations	10th May 2016
PL17A	Elevations	10th May 2016
12732-1	Other	10th May 2016
PL18A	Elevations	10th May 2016
PL19A	Elevations	10th May 2016
15.3261	Site Layout	10th May 2016
15.3261	Site Layout	10th May 2016
PL01A	Elevations	10th May 2016
PL04A	Elevations	10th May 2016

PL06A	Elevations	10th May 2016
PL08A	Elevations	10th May 2016
PL11A	Elevations	10th May 2016
PL16A	Elevations	10th May 2016
L0370L01A	Landscaping	10th May 2016
M006U-200	Other	10th May 2016
M006U-002	Other	5th July 2016

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> - Lighting and Columns Specification - Design Code Final – Part 1 - Design Code Final – Part 2 - Design Code Final – Part 3 - Drawing register 1 of 2 - Drawing Register 2 of 2 - Noise Mitigation Scheme Final 	
<p>Applicant: Smart Planning</p>	<p>Validated: 10 May 2016</p> <p>Date of expiry: 9 August 2016 EoT until 2 September 2016)</p>
<p>Recommendation: Approve, subject to conditions.</p>	

This application is scheduled for determination by the Council’s Planning Committee because the outline application to which this proposal relates (14/01406/OUT) was considered and determined by the Planning Committee.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This is an application for the approval of reserved matters, following the grant of outline planning permission for the residential development of land for 19 units (with all matters reserved) including strategic landscape/noise attenuation buffer.
- 1.2 The application seeks approval for the reserved matters of access, appearance, landscaping, layout and scale.

Access

- 1.3 For the purposes of considering this application for the approval of reserved matters, the term access refers to the way in which the development would be accessed from the highway network. The proposed access would be from Church Road at the northern end of the site, in accordance with the indicative plan submitted with the outline application.

Layout

- 1.4 For the purposes of considering this application for the approval of reserved matters, the term layout refers to the way in which buildings, routes and open spaces are provided in relation to each other within the site and to buildings and spaces outside the site. The proposed layout of the site broadly follows the indicative layout plan which accompanied the outline planning application. Dwellings would be arranged in a semi-Arcadian layout with dwellings set within generous sized plots.

Scale

- 1.5 For the purposes of considering this application for the approval of reserved matters, the term scale refers to the height, width and length of buildings in relation to their surroundings. All of the proposed dwellings would be two-storey in height.

Appearance

- 1.6 Matters of appearance comprise the external built form of the development including architecture, materials, colour and texture. Four main house types are proposed, with variations across the development. All of the dwellings would be substantial, traditionally designed, two storeys houses with integral / detached garages.

Landscaping

- 1.7 For the purposes of considering this application for the approval of reserved matters, landscaping includes screening by fences, walls etc., planting of trees, shrubs etc., and the laying out of gardens etc. A planning condition of the outline planning permission requires the submission, approval and implementation of the precise details of all boundary treatments on-site. The applicant is not seeking discharge of this condition via the reserved matters submission and this condition remains to be discharged.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises 3.2 Ha and is found immediately east of the village of Bulphan. The site is located to the east of the A128 Bulphan Bypass and is bordered to the immediate north by Church Road and east by Brentwood Road. A telecommunications mast is situated to the immediate south of the application site.
- 2.2 The site is occupied by a metal clad barn and polytunnels, the latter of which are in a poor state of repair. A modular / portable building is also found in the northern

portion of the site. There is existing vegetation on the majority of all boundaries.

2.3 The site is located within the Metropolitan Green Belt.

3.0 RELEVANT HISTORY

Reference	Description	Decision
14/01406/OUT	Residential development of land for 19 units (Outline Application with all matters reserved) including strategic landscape/noise attenuation buffer	Approved
16/00393/CONDC	Discharge of condition 4 [Construction and Waste Management Plan] from approved application 14/01406/OUT	Advice Given (Discharged)
16/00631/CONDC	Discharge of conditions 3 [Materials]; 9 [Noise and Window Specification]; 14 [Surface Water] and 15 [Foul Water Drainage] from approved planning application 14/01406/OUT	Advice Given (Condition 15 not discharged)
16/00927/CONDC	Discharge of condition 7 [Ecological Management Plan] from application 14/01406/OUT	Advice Given (Discharged)

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

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 Two letters of representation have been received objecting to the proposal on the following grounds:

- The loss of landscaping and hedgerow;
- Potential overlooking;
- Access into and out of the site and into Bulphan

4.4 LANDSCAPE AND ECOLOGY:

No objections, subject to conditions.

4.5 HIGHWAYS:

No objections, subject to conditions.

4.6 ENVIRONMENTAL HEALTH:

No objections, subject to conditions.

4.7 FLOOD RISK MANAGER:

No objections, subject to condition.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

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.

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

- CSSP1: Sustainable Housing and Locations
- CSSP3: Sustainable Infrastructure
- CSSP4: Sustainable Green Belt
- OSDP1: Promoting Sustainable Growth and Regeneration in Thurrock
- CSTP1: Strategic Housing Provision
- CSTP2: The Provision of Affordable Housing
- CSTP19: Biodiversity
- CSTP20: Open Space
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Addressing Climate Change
- CSTP26: Renewable or Low-Carbon Energy Generation
- CSTP27: Management and Reduction of Flood Risk
- CSTP33: Strategic Infrastructure Provision

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity²
- PMD2: Design and Layout²
- PMD6: Development in the Green Belt
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD7: Biodiversity and Development
- PMD10: Transport Assessments and Travel Plans
- PMD12: Sustainable Buildings
- PMD13: Decentralised Renewable and Low Carbon Energy Generation
- PMD14: Carbon Neutral Development
- PMD15: Flood Risk Assessment
- PMD16: Developer Contributions

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording 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 has been established by the grant of outline planning permission under reference 14/01406/OUT. Accordingly, the use of the site for residential purposes cannot be revisited through consideration of this application for the approval of reserved matters.

6.2 The principal issues to be considered in this case are the appearance, landscaping, layout and scale of the development with reference to the outline planning permission, the parameters of which were set by the outline permission.

- I. Access
- II. Layout
- III. Scale
- IV. Appearance
- V. Landscaping

I. ACCESS

6.3 The access to the site would be from Church Road at the northern end of the site. This was shown on the indicative layout submitted with the outline application.

- 6.4 The Council's Highway Officer has raised no objection to the siting of the access in this location subject to adequate visibility sight lines being provided.
- 6.5 Each dwelling would have access to a large garage and driveway which would provide adequate off street parking provision in accordance with LDF CS Policy PMD8. No objection is therefore raised under this heading.

II. LAYOUT

- 6.6 The proposed layout is broadly similar to that which was submitted as an indicative layout at the outline stage. The proposal continues to seek to provide a main access point from Church Road providing a sweeping estate road running North-South with short cul-de-sacs branching off to the West and East. The layout is "landscape-led" and all plots would be set within well-defined private curtilages. The noise attenuation buffer and substantial area of landscaping continues to be proposed along the boundary with the A128, and an enlarged amenity area is proposed to the southern end of the site.
- 6.7 The proposed layout complies with Council policies with regards to minimum overlooking distances and provision of private amenity space.
- 6.8 In light of the above, the proposed layout is considered acceptable, in accordance with LDF CS Policies PMD1, PMD2 and PMD8. No objection is raised under this heading.

III. SCALE

- 6.9 The outline application indicated that there would be 19 dwellings which would be at a scale of two or two and a half storeys in height. The indicative layout showed traditional pitched roof dwellings with integral and detached garages. The current application details the same number of dwellings, all two storeys in height. All dwellings would be 5 bedroom detached properties, traditionally built with pitched roofs, and each positioned within relatively large and spacious plots. The scale of the development would reflect that which was agreed at outline stage and is considered acceptable.
- 6.10 The proposed scale of the development accords with LDC CS Policies PMD1 and PMD2. No objection is raised under this heading.

IV. APPEARANCE

- 6.11 At the outline stage, weight was given to the applicant's commitment to deliver high quality housing. This is reflected in the detailed proposal. Four primary house types are proposed with variations, forming 19 substantial detached dwellings; all of the dwellings would be constructed using high quality materials and attention to detail is

apparent from the submitted plans. The dwellings would be finished using quality facing brickwork and tile, the properties would also include hardwood window frames, stone lintels, feature brick detailing and coursing, oak post and beam canopies and hardwood panelled garage doors. The proposed high quality detailed design and use of materials proposed is considered acceptable and would comply with the outline consent and LDF CS PMD1, PMD2 and CSTP22.

- 6.12 Members are advised that the applicant has submitted a discharge of condition application pursuant to condition 3 of the outline consent relating to the proposed materials to be used. The materials proposed are considered to be appropriate for the location and have been agreed. As a consequence the recommended condition relating to the materials and detailed design proposed is worded to reflect the materials previously agreed as part of the outline consent.

V. LANDSCAPING

- 6.13 The Council’s Landscape Advisor has commented that the detailed scheme has addressed issues raised during the outline application stage. The Landscape Advisor has commended the proposed provision of a 5m planting buffer within the gardens to help screen the proposed acoustic fence. The wildflower area has been increased to cover the whole of the southern amenity green. The overall landscape masterplan is considered appropriate for the site in principle. The Landscape Advisor is content for the detailed planting scheme and materials specification to be dealt with via condition. The proposed landscaping proposed complies with LDF CS Policies PDM1 and PMD2 and is acceptable.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 It is considered that the details submitted would ensure satisfactory access, layout, scale, appearance and landscaping, as required by local and national planning policies. Therefore, subject to planning conditions which relate specifically to the reserved matters, it is recommended that the reserved matters are approved.

8.0 RECOMMENDATION

- 8.1 It is recommended that the reserved matters are 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):		
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L0370SK06A	Sections	10th May 2016
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L0370SK08B	Sections	10th May 2016

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L0370L02A	Other	10th May 2016
L0370L03	Other	10th May 2016
L0370L04	Other	10th May 2016
L0370L05A	Other	10th May 2016
PL02A	Elevations	10th May 2016
PL03A	Elevations	10th May 2016
PL05A	Elevations	10th May 2016
PL07A	Elevations	10th May 2016
PL09A	Elevations	10th May 2016
PL10A	Elevations	10th May 2016
PL12A	Elevations	10th May 2016
PL13A	Elevations	10th May 2016
PL14A	Elevations	10th May 2016
PL15A	Elevations	10th May 2016
PL17A	Elevations	10th May 2016
12732-1	Other	10th May 2016
PL18A	Elevations	10th May 2016
PL19A	Elevations	10th May 2016
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PL11A	Elevations	10th May 2016
PL16A	Elevations	10th May 2016
L0370L01A	Landscaping	10th May 2016
M006U-200	Other	10th May 2016
M006U-002	Other	5th July 2016

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

MATERIALS

- 2 Only the materials shown on plan 16-04-25 External Materials Schedule and approved under application ref. 16/00631/CONDC are to be used for the development hereby approved.

Reason: In the interests of the visual amenities of the locality and in due to the site's location within the Metropolitan Green Belt.

NOISE MITIGATION

- 3 All noise mitigation measures including the installation of the glazing and ventilation shall be carried out in accordance with the specification detailed in the noise mitigation report (Integral Acoustics Ltd. date: 28th April 2016 Reference: 12441215).
Reason: In the interests of the amenities of the future occupiers of the site.

REFUSE STRATEGY AND BIN STORES

- 4 Prior to the commencement of development the detailed design of structures for the storage of refuse and recycling containers to serve all residential units shall be submitted to, and agreed in writing by, the Local Planning Authority. Provision of refuse containers and the structures to secure those containers shall be made in accordance with the standard prevailing at the time of detailed design submission. The refuse stores and containers shall be provided in strict accordance with the approved details prior to the first occupation of the residential unit. Thereafter, refuse stores shall be permanently retained in the approved form.

Reason: To ensure suitable provision is made for the storage of refuse and recyclables, in the interests of amenity and sustainability

HIGHWAYS LAYOUT

- 5 Prior to the occupation of any dwelling, the proposed estate roads, 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.

PARKING

- 6 Adequate turning space and parking accommodation, all in accordance with the standards adopted by the Local Planning Authority, shall be constructed within the curtilage of the site to the satisfaction of and in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority and shall be implemented before the development hereby approved is brought into use and thereafter permanently retained for such purposes to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

BOOKING SYSTEM FOR CONSTRUCTION VEHICLES AND DELIVERIES

- 7 Notwithstanding the Construction Management Plan previously conditioned and discharged, prior to the commencement of any development on site details shall be submitted and agreed in writing by the Local Planning Authority regarding the

provision of booking system for construction vehicles and deliveries during the construction phase. Such a booking system, as agreed, shall be maintained throughout the construction period for the development.

Reason: In the interests of highways safety and the amenities of the locality.

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



