

Reference: 16/00271/FUL	Site: Barn To North East Of St Cleres Hall Stanford Road Stanford Le Hope Essex SS17 0LX
Ward: Stanford Le Hope West	Proposal: Demolition of existing car storage building and erection of a residential terrace of 5no. three bedroom dwellings

Plan Number(s):		
Reference	Name	Received
12210-P002B	Elevations	29th February 2016
2285.D	Drawing	29th February 2016
12210-P003A	Location Plan	4th May 2016
12210-P001C	Site Layout	4th May 2016

The application is also accompanied by: <ul style="list-style-type: none"> - Design and Access Statement - Tree Survey Arboricultural Implication Assessment and Method Statement 	
Applicant: Dr M Valente	Validated: 10 March 2016 Date of expiry: 5 May 2016 (EoT until 5 September 2016)
Recommendation: Approve, subject to conditions	

This application has been Called-In for determination by the Council’s Planning Committee by Councillor Hebb, Councillor Halden, Councillor Stewart, Councillor Roast and Councillor Tolson in order to assess the proposal alongside the Council’s design and layout Policy PMD2.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 The proposed development would involve the erection of a terrace of five, three-bedroom dwellings in place of the existing car storage building.
- 1.2 Planning approval for the erection of 14 dwellings was approved under planning

application ref. 11/50268/TTGFUL and the build is well underway. It is the applicant's intention to construct 12 of the 14 dwellings consented; the siting of the final pair of semi-detached dwellings is occupied by the existing car storage building, and remains undeveloped. This current application seeks permission to erect a terrace of five, three-bedroom dwellings in place of the existing car storage building, making a total of 17 dwellings on site.

2.0 SITE DESCRIPTION

- 2.1 The application site is situated within the Green Belt to the West of Stanford-le-Hope. The site, which is located on the south side of Stanford Road, forms part of a redundant farmyard and is currently occupied by a large car storage building. Access to the site is provided from a driveway that is shared with St Clere's Hall Golf Club. The eastern and western site boundaries are characterised by mature landscaping. The area immediately surrounding the application site forms part of the St Clere's Golf Club site and also where residential development (subject to planning approval ref. 11/50269/TTGFUL) is being constructed.
- 2.2 The site is adjoined to the East by residential development fronting London Road and the cul-de-sac of Oxford Road, and to the West by St Clere's Hall, which is a Grade II* listed building. This building was once a farmhouse but is now used as the club house for St Clere's Hall Golf Club.

3.0 RELEVANT HISTORY

Reference	Description	Decision
10/50230/TTGFUL	Erection of 14 dwellings	Withdrawn
11/50268/TTGFUL	Erection of 14 dwellings	Approved
14/00547/CONDC	Discharge of conditions 2,3,4,8,9,10,21,22 and 23 on previous planning application 11/50268/TTGFUL.	Advice Given
14/00654/CONDC	Discharge of Conditions 5, 6, 12, 15, 18 and 19 against approved planning application 11/50268/TTGFUL	Advice Given
14/01009/CV	Variation of conditions 3,4,8,10,19 and 21	Withdrawn

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

- The site is located within the Metropolitan Green Belt;
- The proposal seeks to provide 5 terraced dwellings on the site of the 2 semi-detached dwellings previously approved under 11/50265/TTGFUL;
- Potential overlooking and loss of amenity;
- Landscaping.

4.4 LANDSCAPE AND ECOLOGY:

No objections, subject to condition.

4.5 HIGHWAYS:

No objections.

4.6 ENVIRONMENTAL HEALTH:

No objections, subject to conditions.

4.7 HERITAGE:

No objection.

4.8 EDUCATION:

There will be no education contributions sought for this development as the scheme is below the threshold.

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
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP24 - Heritage Assets and the Historic Environment

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity²
- PMD2: Design and Layout²
- PMD4 - Historic Environment
- PMD6: Development in the Green Belt
- PMD8: Parking Standards

- 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 This application has been submitted following the granting of full planning permission under reference 11/50268/TTGFUL. The main issues for consideration are as follows:

- I. Principle of Development in the Green Belt
- II. Layout and Design
- III. Amenity and Heritage Impacts
- IV. Landscaping
- V. Other Matters
- VI. Infrastructure

I. PRINCIPLE OF DEVELOPMENT IN THE GREEN BELT

- 6.2 The NPPF states that a Local Planning Authority should regard the construction of new buildings in the Green Belt as ‘inappropriate’ unless the proposal involves (amongst other things) limited infilling or the partial or complete redevelopment of previously development sites (Brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.3 The NPPF defines "Previously developed land" to be: *Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.*
- 6.4 The principle of the re-development of the car storage building for residential purposes has already been established by the granting of full planning permission under reference 11/50268/TTGFUL. Essentially the applicant could continue to develop the site of the car storage building to create two, semi-detached dwellings in accordance with 11/50268/TTGFUL but is seeking to develop it to create five terraced dwellings. The primary consideration here is whether the development of five terraced dwellings would have a greater impact upon the openness and rural character of the area than the consented scheme.
- 6.5 A calculation of the floor space and volume of the existing building with a comparison of the proposed development has been undertaken so that a comparison of the impact upon the Green Belt can be demonstrated.

	Area (Footprint)	Area Space)	(Floor Volume
Current car storage building	345 sqm	345 sqm	3,795 cubic metre
Proposed terrace of five dwellings	225 sqm	620 sqm	1,784 cubic metre
Difference between existing car storage building and proposed development	120 sqm reduction	275 sqm increase	2,011 cubic metre reduction

- 6.6 As can be viewed in the above table, whilst the proposed total floor area for the proposal would increase [a consequence of additional internal floor levels within the dwellings], the overall volume and mass of building on the site would decrease significantly. The proposal would be located on broadly the same footprint as plots 13 and 14 for the previously approved residential development. The proposed change in the design and scale of the building would be acceptable and would not appear out of character with the remainder of the development or the location.
- 6.9 In conclusion under this heading, despite increasing the number of properties, the proposed development would result in a reduction of building on the site compared with the existing situation, thereby improving the openness of the Green Belt at this point. Consequently, no objection is raised under LDF CS Policy PMD 6 or the guidance within the NPPF.

II. LAYOUT AND DESIGN

- 6.10 The additional dwellings would be positioned within the courtyard of the previously approved housing scheme. Access would be achieved through the existing access serving the wider development. The development would result in units 1-5 of the previously approved scheme having slightly smaller gardens in order to accommodate the revised car parking spaces for the current proposal. Plots 1 to 5 of the previously approved scheme would each have a reduction of 25.6 sqm of private amenity area (a total reduction of 128.12 sqm) resulting in rear garden areas ranging between 58.5 sqm to 97 sqm and with garden depths of 10 to 15m. However, the plots would continue to benefit from an adequate level of private amenity area consistent with the other properties in the wider development and would not appear out of character with the layout previously approved. This change would not be so significant as to warrant refusal as it would have minimal impact upon the overall appearance of the residential development. The Council's Highway Officer has raised no objections to the parking layout.
- 6.11 The design of the proposed terrace would feature pitched gabled roofs constructed using brick and tile with extensive sections of glazing. The applicant proposes to use the same materials as agreed for the previous approval which would be reflected in a suitable planning condition. The fenestration and fine detailing of the scheme is considered acceptable.
- 6.12 The proposed layout would be considered acceptable and would comply with LDF CS Policies PMD1, PMD2 and PMD8.

III. AMENITY AND HERITAGE IMPACTS

- 6.14 There have been three letters of objection received from neighbours primarily concerned about the loss of amenity to properties on Oxford Road to the immediate

East. The development would be positioned on the same footprint as the previously approved residential scheme and the resulting built form would be moved 8m further away from the neighbours on Oxford Road than the existing car storage building.

- 6.15 The proposed development would have bedroom and bathroom windows in the first floor rear elevations and a roof light in the rear roof slope serving an ensuite bathroom in the roof space. These windows would be located 31.5m away from the closest neighbouring property at 22 Oxford Road. The proposal would comply with Council policies with regards to minimum overlooking distances.
- 6.16 There is a change in ground levels with land gradually sloping away to the East, however, it is not considered that the elevated position of the development would be likely to result in any unacceptable levels of overlooking or loss of amenity to the neighbours on Oxford Road. Furthermore, trees are to be retained on the eastern boundary of the site and additional landscaping is proposed. The proposal would comply with LDF CS Policies PMD1, PMD2 and Annexe 1.1 of the Local Plan with regards neighbour amenity impacts.
- 6.17 Turning to the impact of the proposal upon the nearby Grade II* listed building, the Council's Heritage Advisor has been consulted on the proposal; the Heritage Advisor has commented that the new housing would be seen in the context of the approved layout and given the visual separation from the listed building there would be no greater impact on its setting than the approved scheme. The proposal therefore complies with Policy PMD4 with regard to impacts upon the setting of the listed building.

IV. LANDSCAPING

- 6.18 The proposal would not have any greater effect upon the existing trees on site than the previously approved semi-detached properties. Neighbour letters received have raised the matter of landscaping along the boundary of the site with properties on Oxford Road. The proposal includes additional planting close to the eastern boundary as a result of the layout revisions. Such planting indicated goes beyond what was approved under the previous scheme. The Council's Landscape Advisor has commented that the proposal would not have any additional landscape or visual effects compared to the previously approved scheme.
- 6.19 The Landscape Advisor is content for the detailed tree and planting scheme to be dealt with via condition. The proposed landscaping proposed complies with Policies PDM1 and PMD2 and is acceptable.

V. OTHER MATTERS

- 6.20 The Council's Environmental Health Officer has commented that it is not anticipated that the proposal would generate any contaminative issues affecting the proposed development but due to the past history of car storage, however, it is recommended

that a condition requiring a watching brief for any unforeseen contamination be included. Other standard conditions are also recommended.

VI. INFRASTRUCTURE

- 6.21 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. 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.
- 6.22 The responses from the Council's Highway and Education teams do not identify the need for any requirement for contributions towards items on the Infrastructure Requirement List arising from this proposal. It is not therefore necessary to secure financial contributions to mitigate the impact of this development.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 It is considered that the proposed redevelopment of the car storage building on site to provide a terrace of 5 dwellings as part of the larger residential scheme would be in accordance with local and national planning policies. It is recommended that the application is approved.

8.0 RECOMMENDATION

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

STANDARD TIME

- 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.

MATERIALS

- 2 The development hereby approved shall be constructed using the following materials:
- All gutters and downpipes to be black finished aluminium;

- Roof tiles – Imerys Chartwell Clay Plain Tile – Hermitage;
- Brickwork to be Medium Surrey Blend Brick with mortar and texture of 1 part white cement, 1 part lime, 3 parts sharp sand and 3 parts soft washed sand, with a flush joint finished with a brush;
- Windows and doors are to be made of timber and have simple detailing.

Reason: To reflect and be in accordance with the materials agreed under discharge of condition application 14/00654/CONDC (relating to planning approval 11/503268/TTGFUL) and to ensure that the proposed development does not prejudice the appearance of the locality in accordance with Policy PMD2 of the Thurrock LDF Core Strategy and Policies for Management of Development 2011.

ACCORDANCE WITH PLANS

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

Plan Number(s):		
Reference	Name	Received
12210-P002B	Elevations	29th February 2016
2285.D	Drawing	29th February 2016
12210-P003A	Location Plan	4th May 2016
12210-P001C	Site Layout	4th May 2016

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

CONSTRUCTION MANAGEMENT PLAN

- 4 Prior to the commencement of the works subject to this consent hereby approved, a Construction Management Plan and Waste Management Plan shall be submitted to and agreed in writing prior to the commencement of the works hereby approved. The details shall include;
- i. Details of measures to minimise fugitive dust during construction demolition and stockpiling of materials;
 - ii. A Waste Management Plan;
 - iii. Details of any security lighting or flood lighting proposed including mitigation measures against light spillage outside the site boundary;
 - iv. Details of crushing and/or screening of demolition and excavation materials including relevant permits;
 - v. Contingency plan, remediation scheme and risk assessment for any unforeseen contamination found at the site including asbestos;
 - vi. Details of measures to minimise noise and vibration during construction and demolition to comply with the recommendations (including those for monitoring) set out in Parts 1 and 2 of BS5228:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'.
- Once submitted to and agreed in writing by the Local Planning Authority the works shall be undertaken in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not cause pollution in accordance with Policy PMD 1 of the Core Strategy and in accordance with NPPF.

WATCHING BRIEF FOR CONTAMINATION

- 5 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, and obtained written approval from the local planning authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Such agreed measures shall be implemented and completed prior to the first occupation of any parts of the development.

Reason: To protect the water environment in accordance with policy PMD1 of the Thurrock Core Strategy and Policies for the Management of Development DPD [2011].

HOURS OF WORK

- 6 No demolition, building work or deliveries shall be carried out before 8am or after 6pm on Mondays to Fridays or before 9am or after 1pm on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenity of surrounding occupiers

LANDSCAPING PLAN

- 7 No construction works in association with the erection of the dwellings hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- (a) All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
 - (b) Finished levels and contours;
 - (c) Means of enclosure;
 - (d) Minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units including any private cycle store, signs and lighting);
 - (e) External surface material for parking spaces, pedestrian accesses.
 - (f) Tree protection measures and details of the proposed management of the retained trees and hedges
 - (g) Any preserved trees which it is proposed to remove and their suitable replacement elsewhere within the site

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard

landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and visual amenities of the area in accordance with Policy PMD2 of the Core Strategy.

LANDSCAPE PROTECTION

- 8 All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing for the duration of the [demolition and / or 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

- 9 No occupation 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 accordance with the approved details [before the building[s] are occupied / in accordance with a timetable agreed in writing with the local planning authority.]

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].

PARKING AREAS

- 10 The areas shown on the approved plan [drawing no. 12210-P001C] as car parking space[s] shall be provided prior to the first occupation of the dwelling[s] they serve and thereafter kept available for such use. Notwithstanding the Town & Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification] no permanent development shall be carried out on the site so as to preclude the use of these parking space[s] or garage[s].

Reason: In the interests of highway safety and amenity and to ensure that adequate car parking provision is available in accordance with policy PMD8 of the Thurrock Core Strategy and Policies for the Management of Development DPD [2011].

REMOVAL OF PD RIGHTS

- 11 Notwithstanding the provisions of [Schedule 2, Part 1, Classes A, B, C, D and E] the Town & Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification] no extensions, alterations or outbuildings shall be erected to the building[s] or development hereby permitted.

Reason: In the interests of amenity and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with Policies PMD2 and PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

NO ADDITIONAL WINDOWS

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting those provisions, no additional windows or openings shall be inserted in to the roofs or elevations of the five dwellings hereby approved.

Reason: To protect the privacy and amenities of neighbours and to ensure that the proposed development is satisfactorily integrated with its immediate surroundings in accordance with Policies PMD2 and PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD [2011].

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



