



TOWN AND COUNTRY PLANNING ACT 1990

Applicant: Aveley FC And Elev8
International Ltd
Agent: Mr John Jowitt
PJ Planning
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United Kingdom

Application Ref: **13/01021/OUT**

Date Accepted: 23rd October
2013

Date of Decision: 17th March 2015

Approval of Outline Planning Permission

Development at: Aveley Football Club Mill Road Aveley Essex RM15 4SR

Proposal: Outline planning application (with all matters reserved except access) for the demolition of existing buildings and redevelopment comprising up to 114 residential dwellings.

Outline planning permission is **granted** in accordance with the approved plans and specifications and subject to the condition(s) set out below:

- 1 All applications for approval of reserved matters shall be made not later than the expiration of two years beginning with the date of this permission and the development must be begun not later than the expiration of one year from the final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the local planning authority:
 - appearance;
 - landscaping;
 - layout; and
 - scale

REASON: To comply with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The development shall not exceed a maximum of 114 dwellings. Unless otherwise agreed in writing by the local planning authority, the mix of dwellings to be delivered by the totality of the development shall not exceed 21% flats.

REASON: To ensure that the scheme implemented is in accordance with the principles established by this permission.

- 4 the site shall meet Lifetime Homes requirements. The Reserved Matters submission(s) shall be accompanied by a statement outlining the specification for Lifetime Homes applied and detailing the proposed development's compliance with that specification. Development shall be undertaken in accordance with the approved details.

REASON: To accord with the details submitted with the application 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).

- 5 No building on any part of the development hereby permitted shall exceed three-storeys in height.

REASON: In order to comply with the terms of the application and to ensure that the development is integrated into its surroundings in accordance with Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

- 6 No development 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 strict accordance with the approved details before the buildings are first occupied.

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

- 7 Prior to the commencement of development samples of the materials to be used in the construction of the external surfaces of buildings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and to ensure that the development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

- 8 Detailed plans submitted pursuant to condition 2 above shall provide full details of all the number, size, location, design and materials of bin stores to serve the development together with details of the means of access to bin stores. The bin stores as approved by the local planning authority shall be provided prior to the first occupation of any of the dwellings and shall be constructed and permanently

retained in the form agreed.

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

- 9 Detailed plans submitted pursuant to condition 2 above shall show adequate land reserved for the parking and / or garaging of private cars, motorcycles and other powered two-wheeled vehicles in accordance with the details contained within the Transport Assessment (September 2013) and the Council's draft Parking Standards and Good Practice document (March 2012).

REASON: To ensure that adequate provision is made for the parking of vehicles in the interests of highways safety, in accordance with Policy PMD8 of the Adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development DPD (2011).

- 10 Detailed plans submitted pursuant to condition 2 above shall provide full details of the number, size, location, design and materials for secure and weather-protected cycle parking facilities to serve the development. Such details shall be agreed in writing with the local planning authority and shall be installed on site prior to first occupation and shall thereafter be permanently retained for sole use for cycle parking.

REASON: In the interests of highway safety and in order to promote more sustainable modes of transport.

- 11 The measures and procedures for monitoring and review set out within the submitted Residential Travel Plan (dated September 2013) shall be implemented during the construction and operational phases of the development and maintained throughout the lifetime of the development, unless otherwise agreed in writing by the local planning authority.

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

- 12 No demolition or construction works shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority in writing, which should contain the following:

- i. a Site Waste Management Plan, including measures to deal with any asbestos encountered during demolition;
- ii. details of measures to minimise fugitive dust during demolition, construction, demolition and stockpiling of materials (including a wheel wash for vehicles);
- iii. details of measures to minimise noise during demolition and construction 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';
- iv. details of security lighting layout and design;

- v. a procedure to deal with any unforeseen contamination, should it be encountered during development.

Works on site shall only take place in accordance with the approved Construction Environmental Management Plan.

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).

- 13 No demolition or construction works in connection with the development 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 Friday 0800 - 1800 hours
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).

- 14 The development hereby permitted, including the demolition of the existing football club facilities, shall not be commenced until details of the phasing for the provision of replacement football pitches, new changing room facilities, clubhouse, car parking and other associated works proposed by planning application reference 13/010122/FUL, or an agreed alternative equivalent provision, have been submitted to and approved in writing by the local planning authority. The provision of replacement football facilities shall be undertaken in accordance with the approved phasing details.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory playing pitch and facilities provision which secures a continuity of use in accordance with Policy PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

- 15 Prior to the commencement of development which includes for the purposes of this condition works of demolition, a scheme for the capture and translocation of reptiles from the site shall be submitted to and approved in writing by the local planning authority. The capture and translocation of reptiles shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure that the interests of protected species are addressed in accordance with the Wildlife and Countryside Act 1981.

- 16 No development shall take place until details of existing and finished site levels and finished external surface levels have been submitted to, and approved by, the local

planning authority. The development shall be implemented in accordance with the agreed details.

REASON: In order to protect the amenities of surrounding occupiers and to ensure the satisfactory development of the site.

- 17 Prior to the commencement of development a scheme for noise insulation of the residential units hereby approved based upon an updated noise assessment investigating the impact of traffic using the Aveley Bypass shall be submitted to, and agreed in writing by, the local planning authority. The scheme shall detail measures so that all habitable rooms will achieve 'good' internal levels as specified by BS8233:2014. The scheme shall identify and state the glazing specifications for all the affected windows, including acoustic ventilation, where appropriate. The approved measures shall be incorporated into the residential units in the manner detailed prior to their residential occupation and shall thereafter be permanently retained as approved unless otherwise agreed in writing with the local planning authority.

REASON: To protect the amenities of future residential occupiers 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).

- 18 The details submitted pursuant to condition number 2 of this planning permission shall provide for a layout of development which enables a future vehicular and pedestrian link to be achieved between the application site and the adjacent Aveley village extension site to the east.

REASON: To ensure that the layout has the potential to accommodate links to the adjacent residential development site, in the interests of enhancing connectivity and permeability between the respective developments.

- 19 Prior to the commencement of development a surface water management strategy shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the agreed measures within the strategy, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that adequate measures for the management of surface water are incorporated into the development.

- 20 Prior to the construction above ground level of any of the buildings, details of measures to demonstrate that the development will achieve 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 shall be implemented and operational upon the first use or occupation of the buildings hereby permitted and shall 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).

- 21 Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be built to a minimum standard of 'Level 4' under the Code for Sustainable Homes. Prior to first residential occupation of the individual residential units hereby permitted a copy of the post-construction review certificate produced by the relevant assessor for that dwelling (or for the totality of the development or parts thereof) verifying that the aforementioned minimum star rating has been achieved for that residential unit shall be submitted to the local planning authority.

REASON: To ensure that development takes place in an environmentally sensitive way in accordance with Policy PMD12 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).

- 22 No part of the development hereby permitted shall be occupied until a scheme of hard and soft landscaping for the site has been submitted to, and approved in writing by, the local planning authority. The submitted scheme shall include details of all existing trees and shrubs on the site, and details of any to be retained, together with measures for their protection in the course of development and details of the management and maintenance arrangements for new planting. All planting, seeding or turfing comprised within the landscaping scheme shall be carried out in the first planting season following completion of that stage or phase of development. Any trees or plants which within a period of 5 years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other specimens of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development.

- 23 No part of the development hereby permitted shall be occupied until full details of the proposed highway works in Mill Road and a detailed design and layout of the proposed access from Mill Road, including details of the proposed 'pinch point' on the access shown indicatively on Figure 6A, have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety.

Formally Approved Plans:

Plan Reference	Plan Type	Plan Date
1475_0010	Location Plan	22 October 2013
1475_0100	Site Lay Out	22 October 2013

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

NPPF - National Planning Policy Framework
CSSP1 - Sustainable Housing and Locations
CSTP1 - Strategic Housing Provision
CSTP2 - The Provision of Affordable Housing
CSTP9 - Wellbeing: Leisure and Sports
CSTP20 - Open Space
PMD1 - Minimising Pollution and Impacts on Amenity
PMD2 - Design and Layout
PMD5 - Open Spaces, Outdoor Sports and Recreational Facilities
PMD8 - Parking Standards
PMD9 - Road Network Hierarchy
PMD12 - Sustainable Buildings
PMD13 - Decentralised Renewable and Low Carbon Energy Generation
PMD7 - Biodiversity and Development
PMD16 - Developer Contributions



Head of Planning and Growth

Date: 17th March 2015

Informative(s):-

- 1 Sustainable Drainage Application Informative:
Schedule 3 of the Flood and Water Management Act is expected to commence from April 6 2014. Therefore, if the application is to be submitted after this date a full Sustainable Drainage Application would be required for this development. If the application is consented before the 31 March 2014 all reserved matters will need to be approved by 31 March 2015, otherwise a new Drainage Application will need to be submitted and construction will not be able to commence until this has been approved.

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Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.