

Reference:	16/02207/BC4M
Ward:	Shoeburyness
Proposal:	Demolish existing buildings and erect nursery and playground with ancillary community hall use (Class D1), erect nine dwellinghouses, layout parking, install vehicular access on to Centurion Close and associated landscaping
Address:	Car Park, Centurion Close, Shoeburyness, SS3 9UT
Applicant:	Public Sector Partnership (Southend) LLP
Agent:	Bidwells
Consultation Expiry:	9 th January 2017
Expiry Date:	13 th March 2017
Case Officer:	Charlotte Galforg
Plan Nos:	729_P_700; 729_P_702; 729_P_703; 729_P_704; 729_P_705; 734_P_706; 734_P_707; 729_P_708; 729_P_710; 729_P_712; 729_P_713; 729_P_714; 729_P_718; 729_P_720; 729_P_721; 729_P_722; 729_P_723; 729_P_724; 729_P_725; 734_P_730; 734_P_731 ; 734_P_732; 734_P_73 P2; 734_P_734; 734_P_735; 734_P_737; 734_P_740; 734_P_741; 734_P_742; 734_P_743
Recommendation:	GRANT PLANNING PERMISSION



Background to the Application

- i) The site consists of a former library building and community centre, a vacant former public house building (more recently used as Pupil Referral Unit for troubled school children), together with a car park to serve these uses.
- ii) Friars Library was closed and its services transferred to the new Shoeburyness 'Hub' Library on Delaware Road in 2015. The parts of the old Friars Library building formerly used to host the library service have remained vacant since. The community centre, part of the same building is still in use as Friars Community Centre, and its primary hirers are Friars Centre Playgroup and a local amateur dramatics group with limited further ad hoc hall hires.
- iii) The Pupil Referral Unit (PRU) closed in 2014 and its services have been transferred elsewhere in Southend. The Renown PRU has been disused since. It remains unfit for modern educational use and is surplus to the Council's requirements.
- iv) The existing car park on the site was built to serve Friars Library, Community Centre and the Renown Public House. The car park is owned by SBC but it is not managed as a public car park by the authority.

1 The Proposal

1.1

Site Area	0.42hectares
Height	2 storey dwellings
No of Units	9 houses 1 x 2 bed 7 x 3 bed 1 x 4 bed Nursery 205 sqm
Car Parking	17 (including 1 disability space)

- 1.2 The application proposes demolition of the existing vacant Friars Library buildings and community centre and the redevelopment of the site, including the associated car park, with a new children's nursery and 9 detached market houses.
- 1.3 The new nursery will accommodate the Friars Centre Playgroup, which is currently located within 2 rooms in the former Friars Library building. On the basis of this identified need an expanded 50 place nursery has been proposed, which will offer year round childcare provision for 2, 3 and 4 year olds, 5 days per week. The applicant states that it is anticipated that the hours of use for the nursery will increase to 8am to 6pm, which may include provision of a Breakfast Club and an After School Club for school age children. 5 full time and 3 part time staff are anticipated to be employed.

- 1.4 Ancillary community use of the new nursery building between the hours of 6pm - 10pm is anticipated, including relocation of the existing clubs currently using the former Friars Community Centre. The applicant states that out of hours community use, local clubs/meetings and private hire including use of the kitchen facilities for special occasions at the weekend would also be possible. 8 parking and drop off spaces are proposed to serve the nursery. These would be accessed from Centurion Close. The southern part of Centurion close would be realigned and 9 formal parking bays would be laid out on street along the eastern side of the Close. Cycle and buggy parking is proposed on site.
- 1.5 The proposed nursery has a simple rectilinear form and a “green” mainly flat roof, with a central sloping section which aids ventilation. Timber rainscreen cladding is proposed for the main elevations. A cantilevered canopy signals the entrance. The nursery has been designed in line with the principles of “Secured by Design”. An external play area, with play equipment is proposed to the rear, and a 2m mesh fence will enclose the perimeter, with screen planting set within.
- 1.6 The applicants have stated that The Council has also engaged with the community groups currently using the former Friars Library building and their feedback has informed the final proposal.
- 1.7 The Group Manager Early Years has stated that the Council has been successful in obtaining a capital grant from the DfE for this project on the condition that it is completed by September 2017.
- 1.8 The application also includes proposals for 9, two storey, linked detached 2, 3 and 4 bed houses with associated amenity space and car parking (2 spaces per dwelling). The dwellings are laid out in a mews type arrangement, around a central area of shared space and pedestrian access through the site will be possible. The design of the dwellings is contemporary, roofs being part asymmetrically pitched and part flat. The proposed material palette reflects surrounding development with the use of light coloured brick, powder coated aluminium windows and slate roofs.
- 1.9 It is proposed that the development would be phased, with the Nursery being constructed first.
- 1.10 A Planning Statement, Transport Statement; Travel Plan; Noise Impact Assessment; Daylight / Sunlight Assessment; and Sustainability Appraisal & Energy Statement have been submitted in support of the application.

2 Site and Surroundings

- 2.1 The Site consists of a former library building and community centre; a vacant, former public house building, more recently used as Pupil Referral Unit for troubled school children; together with the associated hard surfaced car park. These buildings were built in the 1970's. The site also includes part of Centurion Close.

- 2.2 The site is accessed from Centurion Close at present and lies adjacent to the pedestrianized Renown shopping parade to the west; a residential development of mainly family houses and including sheltered housing, to the north and east; and Friars Primary School and Nursery to the south on the southern side of Constable Way. A bus stop and bus turning area lie immediately to the south of the site. There are a number of mature trees surrounding the site and several immature trees within it. There is unrestricted on street car parking available in Centurion Close.
- 2.3 The Development Management Document (DPD2) designates the site as part of a wider Secondary Shopping Frontage. This designation covers the whole of the block from Centurion Close on the eastern boundary to the Friars Baptist Church to the west. The western elevation of the former PRU and library buildings are identified as an “Active Commercial Frontage” as are the retail units to the west.

3 Planning Considerations

- 3.1 The main planning considerations in relation to this application are the principle of redevelopment, including loss of the existing uses and the principle of redevelopment of the site with a nursery/housing, design and impact on the character of the area, traffic and parking, impact on surrounding occupiers, impact on future occupiers, sustainable development and flood risk/SUDs.

4 Appraisal

Principle of development

NPPF, DPD1 (Core Strategy) Policies, KP1; KP2; CP1, CP6, CP8; Development Management DPD Policies DM3, DM7, DM13.

- 4.1 Policy KP1 requires that appropriate regeneration and growth will be focussed in the particular locations, including Shoeburyness as follows:

“To promote the role of Shoeburyness as a place to live and work, led by the successful redevelopment at Shoebury Garrison, regeneration of local shopping centres and existing industrial estates to secure an additional 1,500 jobs, and providing for 1,400 additional dwellings”

- 4.2 The development would provide additional jobs and housing in Shoeburyness in accordance with policy KP1.

- 4.3 Policy KP2 requires that *“all new development, including transport infrastructure, should contribute to economic, social, physical and environmental regeneration in a sustainable way”* and that this must be achieved in ways which inter alia: *“make the best use of previously developed land, ensuring that sites and buildings are put to best use”*

- 4.4 The site is currently largely vacant, underutilised and detracts from the character and vibrancy of Shoeburyness. It’s derelict appearance and lack of activity also harms the commercial prospects of the adjacent shopping parade. It is considered that proposals would make the best use of previously development land in accordance with KP2.

- 4.5 Policy CP6 states that: *“Development proposals must mitigate their impact on community infrastructure by contributing appropriately to services and facilities that would be adversely affected, in accordance with Circular 05/2005, Planning Obligations. New development should demonstrate that it will not jeopardise the Borough’s ability to improve the education attainment, health and wellbeing of local residents and visitors to Southend. This will be achieved by (inter alia):*
- *safeguarding existing and providing for new leisure, cultural, recreation and community facilities*
- 4.6 The application proposes demolition of the existing buildings and associated car park and their redevelopment with housing and a nursery. Friars Library was closed and its services transferred to the new Shoeburyness ‘Hub’ Library on Delaware Road in 2015, which offered longer opening hours and improved facilities.
- 4.7 The community centre, part of the same building, is still in use as Friars Community Centre, the applicant states that its primary hirers are Friars Centre Playgroup and a local amateur dramatics group with limited further ad hoc hall hires. The proposed Development will allow for these uses to continue.
- 4.8 The services previously provided within the Renown Pupil Referral Unit (PRU) have been reprovided at Seabrook College’s North Road and Prittlewell Centres in central Southend. The building is unfit for modern educational use and is surplus to the Council’s requirements.
- 4.9 The development will result in a new nursery to replace the current Friars Pre-School. This high quality development will allow the children to have access to outside play and an opportunity to provide high quality childcare for working parents.
- 4.10 The existing car park on the site was built to serve Friars Library, Community Centre and the PRU. The car park is owned by SBC but it is not managed as a public car park by the authority. It is nevertheless used informally by local residents on an on-going basis. The Transport Statement submitted with the application includes the results of a survey of the car park which indicates that it is used mainly for school drop offs and by people accessing the shopping parade immediately to the west. There is alternative, underutilised car parking to the west of the shopping parade (accessed off Eagle Way) which could be used for these purposes. Thus the development is considered to be in accordance with Policy CP6.
- 4.11 The site is allocated within the Development Management Document (DPD2) as part of a wider Secondary Shopping Frontage. This designation covers the whole of the block from Centurion Close on the eastern boundary to the Friars Baptist Church to the west. The western elevation of the former PRU and library buildings are identified as an “Active Commercial Frontage” as are the retail units to the west.

- 4.12 This designation does not restrict the site to retail or any other particular use. Policy DM13 simply clarifies that that in these areas “development ...must maintain or provide an active frontage with a display function for goods and services rendered and the proposed use will provide a direct service to visiting members of the general public.”
- 4.13 It should be noted that whilst the Renown shopping parade to the west clearly serves this purpose, neither of the existing buildings on the site are in commercial use or provide an active frontage as described by the policy.
- 4.14 It is considered that The application presents an opportunity to bring forward a modern, purpose-built nursery facility for local children and new family housing on an underutilised brownfield site in a central, sustainable location in Shoeburyness and no objection is raised on the basis of the impact on the commercial frontage.

Housing mix

- 4.15 To create balanced and sustainable communities in the long term, it is important that future housing delivery meets the needs of households that demand private market housing and also those who require access to affordable housing. Providing dwellings of different types (including tenure) and sizes will help to promote social inclusion by meeting the needs of people with a variety of different lifestyles and incomes. A range of dwelling types will provide greater choice for people seeking to live and work in Southend and will therefore also support economic growth. The Council therefore seeks to ensure that all residential development provides a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing, to reflect the borough’s housing need and housing demand. Policy DM7 of the DMD requires all residential development to provide a mix of dwelling size and type.
- 4.16 Policy DM7 states:
“The Council will promote the mix of dwellings types and sizes, taking account of those outlined in the SHMA, illustrated in Policy Table 2, in all new major residential development proposals. Where a proposal significantly deviates from this mix the reasons must be justified and demonstrated to the Council.”*

Policy Table 2: Preferred Private Market Dwelling Mix

Dwelling size: No. Bedrooms	1-bed	2-bed	3-bed	4-bed
Proportion of dwellings	9%	22%	49%*	20%**

- 4.17 The application proposes 1 x 2 bed (11%), 7 x 3 bed (78%), and 1 x 4bed (11%) houses. Given that the surrounding area is characterised by housing rather than flats and that there is a high demand for family sized houses within the borough, whilst the development does not meet exactly meet the unit breakdown set out in table 2, the provision of the family houses is welcomed and considered appropriate in this location.
- 4.18 It should be noted that the development does not exceed the threshold for provision of affordable housing.

- 4.19 The provision of nine new family dwellings and a new educational facility for pre-school children on such a centrally located, brownfield site is considered to accord with the Council's strategic goals as set out in Core Strategy policies KP1 and KP2, CP4 and CP8. The Proposed Development makes best use of the site to help to address the need for additional nursery capacity and significant housing growth in Southend.

Design and Impact on the Character of the Area

Planning Policies: NPPF, DPD1 (Core Strategy) policies KP2, CP4, Development Management DPD Policy DM1, DM3; SPD1 Design and Townscape Guide.

- 4.20 A core planning principle set out in Paragraph 17 of the NPPF is to seek to secure high quality design and good standards of amenity for existing and future occupants.
- 4.21 The NPPF also states at paragraph 56:
"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."
- 4.22 Policy CP4 of the Core Strategy states "Development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend" and "promoting sustainable development of the highest quality and encouraging innovation and excellence in design to create places of distinction and a sense of place".
- 4.23 The need for good design is reiterated in policies KP2 and CP4 of the Core Strategy DM1 and DM3 of the DM DPD 2 and Policies and the Design and Townscape Guide
- 4.24 The existing buildings on site, although of a distinctive design, are not particularly high quality or seen as positive contributors to the local townscape so there is no objection to their loss in visual terms. In principle, a new high quality development should help to enliven and regenerate the area and would be welcomed.
- 4.25 The proposal has two elements. To the north it is proposed to build a new nursery to replace the existing facility. To the south it is proposal to build a group of 9 houses including an enhanced pedestrian link to the shopping area. These uses are compatible with the character of the wider area and should integrate well into the surrounding townscape.

Nursery

- 4.26 The nursery building has a simple rectangular footprint which has been aligned with the existing housing to the north. It has a spacious forecourt to the front and enclosed garden to the rear which backs on to the pedestrian area adjacent to the shopping parade. The building is single storey with a mono-pitched section on the roof incorporating clearstory windows. It is proposed to be timber clad and has a feature canopy to the front. The main entrance is located to the side behind a secure gate.
- 4.27 The building is well scaled and well positioned on the site and should sit comfortably in the streetscene. The main activity is concentrated to the rear of the building. However the main front elevation has been enhanced with the addition of feature materials, an interesting arrangement of fenestration including a corner windows, feature signage highlighting the entrance and by the deep overhang to the canopy and this has resulted in a well-proportioned and interesting building. The north elevation to the footpath includes some glazing and this should help to make it feel overlooked and pedestrian friendly. It will be important to ensure that the main frontage of the building is well landscaped so that the proposal makes a positive contribution to the streetscene. Landscaping detail will be finalised by condition.
- 4.28 The location of the entrance to the side and its lack of impact were raised during pre - application discussions. Its location has now been highlighted through the introduction of a large corner window and feature signage which should help to make the building legible and provide an alternative focal point for the frontage and this is now considered to be acceptable.
- 4.29 The roof which includes an elevated middle section and is topped with a green roof and the extended canopy, this transforms the design from a basic box to a bespoke design and will add interest to the streetscene. The elevation will enable the green roof here to be seen from the pedestrian area to the west and will be a key feature of the overall design. The tapering canopy and the accents of colour to the supports, doors and cladding all help to enliven the design and are welcomed.
- 4.30 To the rear the large garden is enclosed with what appears to be a mesh fence. There is a screen planting to the pedestrian area to the west. The landscaping proposals for the associated amenity area seems to be well considered and trees are included here which will add to the surrounding streetscene. The need for a secure boundary for this type of use is noted and the proposal for this to be a bright colour would fit with the use and is supported in this instance. The proposed landscaping strip to the public area on the western side of this boundary will help to soften the fence visually and provide some screening for the nursery and this should present an attractive frontage to the pedestrian area. The landscaping strip continues south along the boundary walls of the new adjacent housing and this should help to ensure a cohesive landscaping strategy for the whole development.

4.31 The design of the Nursery development is therefore considered acceptable.

Houses

4.32 The proposed houses compatible with the surrounding land uses so will not appear out of character in this location.

4.33 The houses are laid out in two rows forming an internal street/mews. This will present an inactive boundary to the main road to the south but the layout and its detailing of this part of the development as a homezone will provide a new and enhanced pedestrian connection to the local shopping centre and this works well as a transition between the pedestrianised area and the wider street network and overall this is considered to be an acceptable layout for the site. The boundary to Constable Way will need to be well detailed and landscaped so that it presents an attractive boundary to the street and that the homezone has high quality surface materials and landscaping, details of these elements will be controlled by condition.

4.34 The plans show a continuous landscaping buffer around the perimeter to Constable Way and substantial tree planting in the rear gardens which is welcomed. It is also noted that there are significant areas of landscaping to the mews court including trees, planted, communal frontages and small front gardens and these and this will all contribute to enhancing this setting and prevent unauthorised parking.

4.35 The houses themselves are simple in their form having a main asymmetrical gabled frontage and recessed side projection over the parking spaces and this is an efficient use of the site and provides a good rhythm to the street. The simple forms are enhanced with the careful placement of fenestration and feature materials and details and this should enliven the frontages and create a distinctive development. Additional fenestration and detail has been added to the flank elevations facing the pedestrian area and the street as this will help to break up the mass of brick work and provide some active frontage to these sides which face onto the public realm.

4.36 *Trees*

It is noted that 1 small Maple tree is to be removed from the existing pedestrian precinct and several very small immature trees will be lost from the existing car park area. It is considered that the scheme will compensate for this by the proposed parking and creation of the shared space access through to the Renown, and generally enhancing the area. The applicant has confirmed that the landscaping scheme will include a semi mature Maple tree to replace that which will be removed, as well as silver birch trees and apple, pear and plum trees.

- 4.37 To conclude, the site is brownfield, but currently underused and does not benefit the area. It is considered that the development represents an exciting opportunity to regenerate this brownfield site, which would uplift the neighbourhood and provide much needed new housing and nursery school accommodation within the borough. Overall the proposed nursery and the houses are considered to be a well-designed and detailed development which will enhance the local area and contribute to its wider regeneration.

Traffic and Transport

NPPF; DPD1 (Core Strategy) policies: KP1, KP2, KP3, CP3; Development Management DPD Policies DM15.

- 4.38 The existing use of the site is as a Library, Community Centre and Pupil Referral unit which utilised the existing 51 car parking spaces. The car park was constructed to serve the above uses. The site is within walking distance of local amenities including schools, post office and healthcare facilities and shops and is adjacent to bus stops and several bus routes connecting it with the town centre and local station. It is considered to be a sustainable location.
- 4.39 The application is accompanied by a Traffic Statement. The traffic impact of the proposals has been considered in the context of the existing and proposed uses on the site. The TRICS database has been used to inform this assessment. The statement also considers the parking requirements for the proposal and the implication of the loss of the existing car parking spaces and any required improvements to accommodate development on the site.

Traffic Generation

- 4.40 The submitted Traffic Statement and TRICS data estimates that across the two daily peak hours 08.00-9.00am and 17.00-18.00pm the existing uses generate 67 vehicle trips and that the proposed Nursery and housing use would generate 61 vehicle trips. It demonstrates that the proposed use is expected to generate a similar traffic impact during the AM peak (2 additional trips expected) but significantly fewer trips (8) are anticipated in the PM peak. The vehicle trips generated by the proposal would not therefore have a material impact on the operation of the local road network for the purposes of either highway safety or capacity, when offset against the former uses.

Car Parking

- 4.41 The application includes provision for 2 spaces to serve each dwelling in accordance with Policy DM15.
- 4.42 8 car parking spaces (including one disabled space) are proposed to serve the Nursery, these would serve staff and provide drop off space for parents. The amount of spaces proposed is in accordance with Policy DM15. In addition it is intended to formally mark out a further 9 on street car parking spaces and widen the carriageway within Centurion Close, adding to the availability of parking to serve the development.

- 4.43 Furthermore a travel plan for the Nursery is proposed to encourage staff and parents to use sustainable forms of transport. Cycle parking is proposed to serve the Nursery development.
- 4.44 Thus it is considered that the number of car parking spaces that are proposed to serve the development are adequate to meet its needs and no objections are raised on parking grounds.
- 4.45 On site cycle parking is provided by stands to the front of the Nursery building under the proposed canopy. Whilst the stands would be able to be surveyed from within the Nursery building it is considered that additional secured cycle parking should be made available to staff within the site. This will be secured by condition.
- 4.46 Cycle storage can be accommodated within the rear gardens of the dwellings and the majority will have specific cycle storage sheds.

Loss of existing on site car park spaces

- 4.47 It is noted that concern has been raised by objectors that development of the existing car parking spaces would displace traffic, but it is important to note that the car park that exists, exists to serve the existing buildings/uses on site and is not a formal public car park. It could be closed for public access at any time.
- 4.48 The applicant has carried out a capacity survey which demonstrates that outside of pick up and drop off times linked with Friars school the car park is generally a third full. These 20 occupied spaces are considered to be associated with the on-going site usage and shopping parade. The site visits that have been undertaken by officers on a number of occasions confirm that the car park is underutilised outside school pick up and drop off times.
- 4.49 Whilst officers agree that the car park is conveniently located to serve those using it for drop off to the primary school opposite and visitors to nearby residences, it is noted that there are a number of other car parks in the vicinity of the site, principally on the western side of the Renown. These car parks had ample capacity at the time of the officer's site visits. Furthermore it was observed that there is much capacity to park on street in both Constable Way and nearby residential side roads. Thus the loss of the existing informal car park, which could be closed to the public at any time and was originally provided to serve the former uses on site, is not considered to be a reason to refuse a development that is otherwise acceptable and would provide both a much needed nursery and family housing.
- 4.50 An objector has raised concerns regarding the possibility of cars parking in the parking spaces proposed to be marked out in Centurion close and making access to a gate within their rear garden fence difficult; however it should be noted that this relationship already exists when cars park on street within Centurion close where there is currently unrestricted on street car parking and indeed this situation was observed at the time of the officers site visit. Thus the proposed development would not have a material impact in this respect.

Access and servicing

Nursery

- 4.51 There is no vehicular access into the Nursery site (parking is provided in parking bays to the front). Pedestrian access is provided through a controlled access gate to the side. Refuse storage is provided to the front of the building, set within a new, enclosed landscaped area. This will be readily accessible for collection.

Housing

- 4.52 The housing is accessed from Centurion Close and will be set around a shared space, creating a mews like development. Pedestrian access will be created through the site, linking it to the Renown. Refuse storage for each of the dwelling will be available on site, in refuse stores. The scheme is laid out so that a refuse freighter can access the site effectively.

Highways works

- 4.53 The application includes a number of highways works including widening the carriageway and laying out on street car parking bays. These works will be undertaken at the applicant's expense and required by virtue of a Grampian condition.
- 4.54 To conclude, taking all these factors into account proposed development is considered to be in accordance with policies CP3 of the Core Strategy and Policy DM15 of the Development Management DPD with regard to traffic generation, parking, access and servicing.

Impact on amenity of adjacent occupiers and future occupiers of the development.

Planning Policies: NPPF, Core Strategy policy CP4, Development Management DPD DM1, DM3, DM8; Design and Townscape Guide SPD1

- 4.55 Policies DM1 and DM3 of the Development Management DPD and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods. Amenity refers to well-being and takes account of factors such as privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, pollution and daylight and sunlight. A proposed development will need to consider its potential impact upon neighbouring properties and the surrounding area. DM DPD1, policy DM1 requires that all development should (inter alia):

“Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight;”

- 4.56 Generally the development is located some distance from the surrounding residential development. The rear of the closest property within Raphael Drive is some 14.8 from the side wall of the nearest proposed dwelling and is separated by the carriageway of Centurion Close. The new dwellings are sited to the west of Raphael Drive. This relationship means that the new dwellings will not appear overbearing or result in a loss of light to the existing dwellings in Raphael Drive.
- 4.57 The closest residential property to the application site is 10 Centurion Close, to the north. This dwelling is separated from the site by a pedestrian footpath and the main dwelling is set a further 2.67m from its boundary. The main entrance to the property is set in the south elevation and there is a clear glazed bedroom window to the side at first floor and a secondary obscured window to the side at ground floor. There are windows to the east and west elevations of the ground floor side extension. The main Nursery building will project in line with the front 10 Centurion Close and will project some 5.5m beyond the rear elevation. Given the separation distances between the properties, the location and type of fenestration and the orientation of the development, it is not considered that the Nursery building will result in a material loss of light to the property to the north, nor will it adversely affect outlook or appear overbearing. It should also be noted that the existing building to the rear in the west of the application site is to be removed, and this will have a positive impact on outlook from the rear of No 10 Centurion Close.
- 4.58 There are flats above the shops within the Renown, but these are set 11m away from the side of the proposed dwellings at the nearest point and will not be materially affected.
- 4.59 None of the new dwellings have windows which would overlook the adjacent existing dwellings. Therefore the development will not result in undue overlooking, loss of light or appear overbearing to these neighbouring properties.

Noise and disturbance

- 4.60 The applicant has submitted a noise impact assessment with the application, which examines not only the impact on surrounding development but also future occupiers of the development and considered what mitigation measures are required if any.

Nursery School

- 4.61 No items which would generate significant noise are proposed as part of this application in terms of mechanical plant etc and any future provision can be controlled by suitable conditions. Noise generated internally will be controlled by the fabric of the building.
- 4.62 The impact from the outside play area has been assessed at the nearest noise sensitive premises (10 Centurion Close). Given the predicted use of the external play area, the assessment concludes that there will be a slight increase in overall noise levels. The impact will occur in the time that the playground is in use and may have some impact on the adjacent dwelling, however, given that the playground is only proposed to be used for a relatively short time each day (1.5 hours) this increase should be balanced against the provision of the Nursery facility and on balance no objection is raised on this basis.

4.63 Noise from the proposed nursery drop off should be less than that generated by the current use of the site when parents use it from drop off/collection for Friars Primary School.

4.64 It is noted that the building is intended to be used for community purposes outside Nursery hours and conditions are recommended to control this use (hours/noise generation).

Lighting

4.65 Any externally lighting can be controlled by the use of suitable conditions to ensure that the light source is directed away from surrounding residential occupiers and is not excessively bright and will not therefore cause detrimental intrusion of light.

4.66 Thus it is not considered that the development will result in undue noise or disturbance to surrounding occupiers.

Impact on future residential occupiers.

4.67 It is also necessary to consider whether the development will result in an acceptable environment for future occupiers of the new dwellings.

Noise and Disturbance

4.68 The main existing noise sources are the roads adjoining the site, including the adjacent bus turning area. The noise assessment also considers the impact of the proposed nursery and drop off bays on the adjacent residential users. The noise assessment has examined the impact from these sources, including that of buses idling at the adjacent stop. It concludes that no specific acoustic mitigation is necessary and that subject to the use of double glazing, suitable building construction and the erection of the proposed boundary walls, the occupiers of the new dwellings will not experience undue disturbance.

Size and layout of units

4.69 It is the Council's aim to deliver good quality housing, ensuring that new developments contribute to a suitable and sustainable living environment now and for future generations. To achieve this, it is necessary to ensure that new housing developments provide the highest quality internal environment that will contribute to a good quality of life and meet the requirements of all the Borough's residents. Minimum space standards are intended to encourage provision of enough space in dwellings to ensure that they can be used flexibly by residents, according to their needs, and that sufficient storage can be integrated.

4.70 The National Technical Standards (NTS) include Housing size standards. The proposed dwellings are between 85 sqm and 124 sqm in size and the development meets the NTS unit and bedroom size standards and provides sufficient storage to meet the needs of occupiers.

Accessibility

- 4.71 The proposed development will include one 2 bed unit which has been designed to be suitable for use as a wheelchair user dwelling. Furthermore all units meet the requirements of building regulation M4(2) “accessible and adaptable dwellings” in accordance with Policy DM8.

Amenity Space.

- 4.72 There are no specific garden size standards contained within the DM DPD2. However policy DM8 recognises that:

“Private outdoor space is an important amenity asset and provides adults and children with external, secure recreational areas. It is considered that this space must be useable and functional to cater for the needs of the intended occupants. All new residential units will be expected to have direct access to an area of private amenity space. The type of amenity space will be dependent on the form of housing. In the case of non-flatted developments, generally this can most easily be provided in the form of a private enclosed garden.

- 4.73 Each of the dwellings has access to a private, rear amenity space of between 60 and 134 sqm, with the exception of the 2 bed house which has 32 sqm of private rear amenity space. It should be noted that the development will also include an area of shared surface space to the front, which will complement and enhance the rear amenity space provision. The amenity space provision is therefore considered to be adequate and acceptable.
- 4.74 Therefore the standard of accommodation for future occupiers is considered acceptable and is in accordance with Policy DM8.

Sustainable Construction

Planning Policies: NPPF; DPD1 (Core Strategy) policies: Key Policies: KP2, CP4; Development Management DPD Policy DM2; SPD 1 Design and Townscape Guide

- 4.75 Policy KP2 sets out development principles for the Borough and refers specifically to the need to:

“include appropriate measures in design, layout, operation and materials to achieve:

a reduction in the use of resources, including the use of renewable and recycled resources.

All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide, wherever feasible.

*How the development will provide for the collection of re-usable and recyclable waste will also be a consideration.....
.....development proposals should demonstrate how they incorporate 'sustainable urban drainage systems' (SUDS) to mitigate the increase in surface water run-off..."*

- 4.76 Policy DM2 restates the need for *"all development proposals [to] contribute to minimising energy demand and carbon dioxide emissions in accordance with the energy hierarchy*
- 4.77 The proposed development would include measures to reduce energy demand, including improved building fabric, low energy lighting, high efficiency pumps and intelligent building controls. A green roof is proposed for the Nursery building. Photovoltaic Cells are proposed the both the Nursery and houses to produce renewable energy. The submitted statement confirms that the proposed photovoltaic cells will supply 10% of the on – site energy usage from renewable sources.
- 4.78 Water efficient design measures can be required to be put in place by a suitable condition.
- 4.79 Subject to appropriate conditions, the development is considered to be in accordance with Policies KP2 and DM2.

Flood risk and drainage

Planning Policy: NPPF Section 10, DPD1 (Core Strategy) policies: KP1, KP2, KP3, CP4; Development Management DPD Policy: DM2.

- 4.80 The site does not lie within Flood Zones 2 or 3. The site is currently hardsurfaced or covered by buildings. The development will result in fewer areas of hardsurface and more landscaping, thus reducing improving surface water run-off and improving drainage generally. The applicants have also stated that the surface water strategy for the site will be designed as a Sustainable urban Drainage System in order to minimise the run-off into the existing surface water sewer. This will include features such as planting areas, living roofs (green), porous paving etc. the development is therefore considered to be acceptable in relation to flood risk and drainage.

Community Infrastructure Levy Regulations

- 4.81 The Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010.
- 4.82 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. The proposed development will result in a gross internal area of approximately 1101sqm. The resulting total CIL contribution for this site is approximately £15,415, however this is subject to confirmation.

5.0 Conclusion

This development represents an opportunity to redevelop and regenerate a brownfield site in accordance with Core Strategy and DM policy and to provide a development of 9 family houses and a 50 place nursery. The contemporary design is also considered to be appropriate for the area. The proposed alterations to the highway and public realm will also enhance and help uplift this area. Parking is provided to meet the needs of the occupiers and the traffic generation associated with the development will not have a material impact on surrounding traffic flow. The development is sited sufficiently distant from residential properties to avoid overlooking and loss of light or otherwise impact upon amenity. The development is therefore considered to be in accordance with National and Local Planning Policies and is considered to be acceptable.

6.0 Planning Policy Summary

- 6.1 NPPF - National Planning Policy Framework: Achieving sustainable development, Core Planning Principles, Policies: 1. Building a strong, competitive economy; 4. Promoting sustainable transport, 6. Delivering a wide choice of high quality homes; 7. Requiring good design; 8. Promoting healthy communities; 10. Meeting the challenge of climate change, flooding and coastal change.
- 6.2 DPD1 (Core Strategy) Policies- Key Policies, KP1 (Spatial Strategy); KP2 (Development Principles); KP3 (Implementation and Resources); CP1 (Employment Generating Development); CP3 (Transport and Accessibility); CP4 (The Environment and Urban Renaissance); CP6 (Community Infrastructure); CP8 (Dwelling Provision).
- 6.3 Development Management DPD(DM) 2015 Policies: Policy DM1 – Design Quality; Policy DM2 – Low Carbon Development and Efficient Use of Resources; Policy DM7 – Dwelling Mix, Size and Type; Policy DM8 – Residential Standards; Policy DM13 – Shopping Frontage Management outside the Town Centre; Policy DM15 – Sustainable Transport Management.
- 6.4 Supplementary Planning Document 1: Design & Townscape Guide (2009).
- 6.5 Supplementary Planning Document 2: Planning Obligations (2010)
- 6.6 CIL Charging Schedule 2015, Regulation 123 List

7.0 Representation Summary

7.1 Design

The proposal has 2 elements. To the north it is proposed to build a new nursery to replace the existing facility. To the south it is proposal to build a group of 9 houses including an enhanced pedestrian link to the shopping area. These uses are compatible with the character of the wider area and should integrate well into the surrounding townscape.

Nursery

The nursery building has a simple rectangular footprint which has been aligned with the existing housing to the north. It has a spacious forecourt to the front and enclosed garden to the rear which backs on to the pedestrian area adjacent to the shopping parade. To the north there is a footpath linking the shops to the wider residential areas to the north and east. The building is single storey with a mono-pitched section on the roof incorporating clearstory windows. It is proposed to be timber clad and has a feature canopy to the front. The main entrance is located to the side behind a secure gate.

The building is well scaled and well positioned on the site and should sit comfortably in the streetscene. The main activity is concentrated to the rear of the building and during pre app there was a concern that the main front elevation lacked impact but this has been enhanced with the additional of feature materials, a more interesting arrangement of fenestration including a corner windows, feature signage highlighting the entrance and by the deep overhang to the canopy and this has resulted in a well-proportioned and interesting building. It is pleasing to see that the north elevation to the footpath including some glazing and this should help to make it feel overlooked and pedestrian friendly. It will be important to ensure that the main frontage of the building is well landscaped so that the proposal makes a positive contribution to the streetscene. At present the intentions for this area are rather vague – there is a dedicated drop off adjacent to the south so there is a real opportunity for the area in front of the building to include significant landscaping to soften and enhance the building. This should be clarified or conditioned. An open forecourt with no planting would be detrimental to the proposal. It is also suggested that the planting be extended to the drop off area such as planting some trees behind the spaces.

The location of the entrance to the side and its lack of impact was also raised at pre app. This location remains unchanged but its location has been highlighted through the introduction of a large corner window and feature signage which should help to make the building legible and provide an alternative focal point for the frontage and this is now considered to be acceptable. It seems that the security fencing extends to roof level on this side- this seems rather extreme and unnecessary and would be better omitted.

The roof which includes an elevated middle section and is topped with a green roof and the extended canopy transforms the design from a basic box like for to a bespoke design and will add interest to the streetscene. The elevation will enable the green roof here to be seen from the pedestrian area to the west and will be a key feature of the overall design.

The tapering canopy and the accents of colour to the supports, doors and cladding all help to enliven the design and are welcomed.

To the rear the large garden is enclosed with what appears to be an orange mesh fence. There is a screen planting to the pedestrian area to the west. The landscaping proposals for the associated amenity area seems to be well considered and it is pleasing to see trees included here which will add to the surrounding streetscene. The need for a secure boundary for this type of use is noted and the proposal for this to be a bright colour would seem to fit with the use and is preferred to the usual black in this instance. The proposed landscaping strip to the public area on the western side of this boundary should help to soften the fence visually and provide some screening for the nursery and this should present an attractive frontage to the pedestrian area. It is pleasing to see that the landscaping strip continues south along the boundary walls of the new adjacent housing and this should help to ensure a cohesive landscaping strategy for the whole development.

Houses

The proposed houses are a new use on site but this is compatible with the surrounding land uses so will not appear out of character in this location. The houses are laid out in two rows forming an internal street/mews . This will present an inactive boundary to the main road to the south but the layout and its detailing of this part of the development as a homezone will provide a new and enhanced pedestrian connection to the local shopping centre and this seems to work well as a transition between the pedestrianised area and the wider street network and overall this is considered to be an acceptable layout for the site, provided that the boundary to Constable Way is well detailed and landscaped so that it presents an attractive boundary to the street and that the homezone has high quality surface materials and landscaping. The plans show a continuous landscaping buffer around the perimeter to Constable Way and substantial tree planting in the rear gardens which is welcomed. It is also noted that there are significant areas of landscaping to the mews court including trees, planted communal frontages and small front gardens and these and this will all contribute to enhancing this setting and prevent unauthorised parking and is welcomed - details should be conditioned.

The houses themselves are simple in their form having a main asymmetrical gabled frontage and recessed side projection over the parking spaces and this seems to be an efficient use of the site and provides a good rhythm to the street. The simple forms are enhanced with the careful placement of fenestration and feature materials and details and this should enliven the frontages and create a distinctive development. It is pleasing to see that additional fenestration and detail has been added to the flank elevations facing the pedestrian area and the street as this should help to break up the mass of brick work and provide some active frontage to these sides which face onto the public realm. The ultimate success of this element of the proposal will be in its landscaping and materials/detailing and these elements should be conditioned.

It is noted that there is a variation of amenity provision for the houses including 1 very small garden in the south east corner of the site but the scale of the dwelling in this location has been reduced to a 2 bed property to compensate for the reduced garden area and this seems to be a reasonable compromise.

Generally the internal layout and amenity provision for the site seems reasonable for this context.

It is noted that 1 tree is to be removed from the existing pedestrian precinct. The scheme should compensate for this by planting a replacement of a significant size or by making other contributions to the enhancement of the existing pedestrian area.

Overall the proposed nursery and the houses are considered to be a well-designed and detailed which should enhance the local area and contribute to its wider regeneration.

7.2 Traffic and Highways

Existing Use - The existing use of the site has a Library, Community Centre and Pupil Referral unit which utilise the existing 51 car parking spaces. When liaising with our property team the car park was constructed to serve the above uses.

The applicant has carried out a capacity survey which demonstrates that outside of pick up and drop off times linked with Friars school the car park is generally a third full. These 20 occupied spaces are considered to be associated with the on-going site usage and shopping parade. On a number of site visits that have been undertaken by officers photographs taken at the time confirm that the car park outside school pick up and drop off times is underutilised. Consideration has also be given to the car parking available to the west behind the shopping parade which has the capacity for at least 25-30 spaces in addition to the unrestricted parking with the exception of junction protection available in Constable Way and Eagle Way which can accommodate a far greater number of vehicles than the existing car park.

Proposed Use - The proposed scheme provides 9 residential dwellings with associated car parking and a children's nursery with 8 parking including a disabled space. Both aspects of the proposal meeting current parking policy as set out in Policy DM15 of the Development Management Policies DPD. In addition 9 on street parking spaces will be provided for members of the public to use.

Traffic generation has been considered in context of the existing and proposed uses using the TRICS database. The TRICS data indicates that across the two daily peak hours 08.00-9.00am and 17.00-18.00pm estimates that the existing use generates 67 vehicle trips and the proposed use generates 61 vehicle trips. This demonstrates that the proposed use is expected to generate a similar traffic impact during the AM peak (2 additional trips expected) but significantly less trips (8) are anticipated in the PM peak. The vehicle trips generated by the proposal would not have a significant impact on the operation of the local road network for the purposes of either highway safety or capacity when offset against the former uses.

Refuse Storage and Collection - The residential scheme ensures that a refuse freighter can access the site effectively. The nursery will arrange for a commercial collection this can be accommodated with Centurion Close.

Sustainable Access - The site has good public transport links in close proximity bus, rail services and cycle links are readily available.

Conclusion

The applicant has provided robust information using industry standard transport software to demonstrate that the proposal will not have significant impact on the public highway. Given the information above and that contained within the transport statement it is not considered that the proposal will not have a detrimental impact upon the public highway or surrounding areas. Therefore no highway objections are raised.

The applicant will be required to provide a travel plan which shall include annual monitoring.

The applicant will be required to enter into the appropriate legal agreements to carry out any work on public highway.

The applicant will provide the necessary changes to any Traffic Regulation Orders to facilitate the development.

7.3 Parks

No comments received

7.4 Environmental Health

No comments received

7.5 Education (Early Years)

This development will allow the children to have access to outside play and a great opportunity to provide high quality childcare for working parents.

This is an extremely important development for Early Years we have a statutory duty to ensure that there is sufficient high quality places available for working parents. In September 2017 working parents will be entitled to 30 hours free childcare so we will be under real pressure to have sufficient number of places.

In September we are expecting a high surge in take up of places as the new entitlement kicks in so sustainability [of Friars Primary School Nursery] should not be an issue but the school nursery does not offer a flexible service for parents as will the potential new nursery. The LAs that have been piloting the new entitlement for working parents have seen an 85% take up which is extremely high for any new initiative.

As with all childcare providers we encourage partnership working between them to give parents the maximum choice on offer.

We have also been successful in having a capital grant approved in principal from the DfE for this project on the condition that we can get it approved and completed by September 2017 so we are really up against a tight timeline.

7.6 Housing Strategy

No comments received

7.7 Property

Support the application.

7.8 Waste Management

No comments received

8.0 Public Consultation

8.1 59 Neighbours were notified, site notices displayed and a notice published in the press. 7 letters of objection have been received (2 from the same address), including from Friars Baptist Church and Friars Primary School, and a proforma letter from 32 addresses, raising the following issues:

- Loss of the existing car park and resulting highway safety issues from cars parking on street.
- Increased on street car parking.
- Development will aggravate parking problems for carers and visitors to Crouchmans and Centurion Close sheltered Housing complex.
- The road in Centurion Close is not wide enough to accommodate bays, it will be hazardous. The pavement area is narrow [**Officer Comment: Highways Officers have not raised an objection**].
- Inadequate parking to serve the development.
- Difficulty in reversing out from houses
- Parking surveys flawed.
- Double yellow lines should be put in place for the whole of Centurion Close.
- Too much development crammed onto a very small site.
- Small gardens size
- No of dwellings should be reduced.
- Back gate opens onto the proposed parking bays making it difficult to get out of the gate with a pushchair/bike etc. Pavement would become a congested hazard. Neither safe or acceptable.
- Timing of neighbour consultation
- Existence of car park is a useful recruitment tool for the school
- Concern that the new nursery will encourage parents not to use the existing Friars primary school nursery and may impact on funding if numbers drop.
- Should consider redevelopment of the existing parade of shops.

Shoebury Residents Association –

- Object to permanent removal of community buildings in what is understood to be a deprived area.
- Proposals do not represent a long term solution to the areas problems and will inhibit future attempts to resolve them.
- Recent loss of the library was a community “nail in the coffin” for this area.
- A full time community building is important

- Rather than a piecemeal solution the council should consider an all embracing solution developed gradually so the Friars area becomes a beacon for sensitive community development.

8.2 One letter of support has been received from the existing Friars Nursery summarised as follows:

- The new proposal is absolutely the best way forward to not just secure, but to expand the invaluable childcare that Friars Centre Playgroup provides for the parents of North Shoebury. It is important to stress that the Playgroup plays an important part in providing affordable childcare to a generally low-income area of Shoebury.
- By giving us the opportunity to expand we will therefore be able to accommodate for the 30 hours funding which starts as of September, therefore supporting working parents and those parents looking to return to work throughout the year and not just within term time catering for the demand of the local community supporting parents who work as in Shoebury as many feel there is a lack of childminders to cater for this need.
- We are aware of some concerns of the neighbouring houses due to removing the well-used carpark and concerns over where these cars will then park during the busiest times of the school day. However, after completing our travel plan survey it was evident that many of our parents are within walking distance yet still drive. I would therefore propose to work with Friars school to try to reduce the number of parents who drive their children to school by giving them incentives to walk and in hand reduce obesity levels and promote healthy living and well-being by changing habits.
- By building a new premise for our children and children in the future it will also cater for the demands of the local community for groups such as Slimming World, the local Drama group and hire for parties to which we have many enquires yet the hall is not used for such events. It may also create opportunities for new groups to come together with the use of such a wonderful facility and strengthen the community networks. This in turn will bring a sense of community back to an area of need.

9.0 Relevant Planning History

9.1 None relevant to this application

10.0 Recommendation

Members are recommended to:

GRANT PLANNING PERMISSION subject to the conditions listed below:

01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

- 02** The development shall be carried out in accordance with the approved plans: 729_P_700; 729_P_702; 729_P_703; 729_P_704; 729_P_705; 734_P_706; 734_P_707; 729_P_708; 729_P_710; 729_P_712; 729_P_713; 729_P_714; 729_P_718; 729_P_720; 729_P_721; 729_P_722; 729_P_723; 729_P_724; 729_P_725; 734_P_730; 734_P_731 ; 734_P_732; 734_P_73 P2; 734_P_734; 734_P_735; 734_P_737; 734_P_740; 734_P_741; 734_P_742; 734_P_743

Reason: To ensure the development is carried out in accordance with the development plan.

- 03** No construction works for the nursery building above the floor slab level shall take place until samples and product details of the materials to be used in the construction of the external elevations of the nursery building hereby permitted, including cladding, fenestration, canopy and screening have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide 2009

- 04** No construction works for the dwellings shall take place until samples and product details of the materials to be used in the construction of the external elevations of the buildings hereby permitted, including cladding, screening, balustrades, glazed brickwork and fenestration have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide 2009

- 05** No construction works for the housing above the floor slab level shall take place until details of fenestration including reveals, brick patterning panels, and glazed brickwork within window frames, at a scale of at least 1:20 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide 2009

- 06** Prior to the display of any signage relating to the Nursery details shall be submitted to an approved by the Local Planning Authority and the signage shall be displayed only in accordance with the approved details.

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy and Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide 2009

- 07 No construction works for the nursery building above the floor slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure, boundary treatment, forecourt, pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, benches, bollards, refuse or other storage units, lighting etc.)**

Details for the soft landscape works shall include the number, size and location of the trees, shrubs and plants to be planted together with a planting specification, and landscape management plan, site preparation and planting details, long term design objectives, management responsibilities and maintenance schedules for all landscape areas

The hard landscaping shall be installed prior to first occupation of the development and the soft landscaping works shall be implemented prior to the end of the first planting season following first occupation of the development. Management of the landscaping shall be implemented in accordance with the agree management plan.

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy DPD1, Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide 2009.

- 08 No construction works for the dwellings shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure, boundary treatment, forecourt, shared space and pedestrian access and circulation areas; details of the method of preventing vehicular access between the site and The Renown; hard surfacing materials; minor artefacts and structures (eg. planters, furniture, benches, bollards, refuse or other storage units, lighting etc.)**

Details for the soft landscape works shall include the number, size and location of the trees, shrubs and plants to be planted together with a planting specification, details for the soft landscape works shall include the number, size and location of the trees, shrubs and plants to be planted together with a planting specification, and landscape management plan, site preparation and planting details, long term design objectives, management responsibilities and maintenance schedules for all landscape areas

The hard landscaping shall be installed prior to first occupation of the development and the soft landscaping works shall be implemented prior to the end of the first planting season following first occupation of the development and planting to all public areas permanently retained thereafter. Management of the landscaping shall be implemented in accordance with the agreed management plan.

Reason: In the interests of visual amenity and the amenities of occupiers and to ensure a satisfactory standard of landscaping pursuant to Policy CP4 of the Core Strategy DPD1, Policy DM1 of the Development Management DPD 2015 and the Design and Townscape Guide.

- 09 The nursery shall not be occupied until 8 car parking spaces have been laid out within the site in accordance with drawing P_702 and shown as Nursery Staff Parking and Parent Drop - off. The parking spaces shall be permanently retained thereafter for the parking of staff and visitors to the development.

Reason: To ensure that adequate car parking is provided and retained to serve the nursery development in accordance with Policies CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

- 10 No dwelling shall be occupied until 2 parking spaces per dwelling and the "New Mews" shared surface has been laid out within the site in accordance with drawing P_702 to serve the dwellings and to allow vehicles to access the site and for vehicles to turn so that they may enter and leave the site in forward gear. The parking spaces/shared space shall be permanently retained thereafter, the parking shall be retained for occupiers and visitors to the development.

Reason: To ensure that adequate car parking and access is provided and retained to serve the houses development in accordance with Policies CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

11. Access to the Renown from the development shall be restricted to pedestrian and cycle access only.

Reason: In the interest of highway safety in accordance with Policies CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

12. The nursery development shall not be occupied until a parking management plan for the nursery development has been submitted to and agreed in writing by the Local Planning Authority. On first occupation of the Nursery development the agreed management plan shall be implemented as approved.

Reason: To ensure that the car parking is satisfactorily managed in the interests of traffic management and highway safety in accordance with Policies KP2 and CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

13. No construction works for the nursery building above the floor slab level shall take place until details of refuse store have been submitted to and approved by the Local Planning Authority. The refuse store shall be installed as in accordance with the approved details prior to first occupation of the development and permanently retained thereafter. Waste storage and collection from the development shall be carried out in accordance with details set out in the submitted Design and Access Statement dated December 2016

Reason: In the interest of visual amenity and to ensure that satisfactory waste management is undertaken in the interests of highway safety and visual amenity and to protect the character of the surrounding area, in accordance with Policies KP2 and CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

14. No construction works for the housing development above the floor slab level shall take place until details of the refuse stores shown on plan No P_702 have been submitted to and approved by the Local Planning Authority. The refuse stores shall be installed in accordance with the approved details prior to first occupation of the housing development and permanently retained thereafter.

Reason: In the interest of visual amenity and to protect the character of the surrounding area, in accordance with Policies KP2 and CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

15. The Nursery development shall not be occupied until details of secure, covered cycle parking spaces to serve the development have been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented on first occupation and shall be permanently retained thereafter.

Reason: To ensure that adequate cycle parking is provided and retained to serve the development in accordance with Policies CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

16. No development shall take place for any phase of the development (as defined in the Design and Access Statement dated December 2016) including any works of demolition, until a Construction Method Statement for that phase of the development has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period for the related phase of development. The Statement shall provide, amongst other things, for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding
 - v) measures to control the emission of dust and dirt during construction
 - vi) a scheme for recycling/disposing of waste resulting from demolition and construction works that does not allow for the burning of waste on site.

Reason: In the interests of visual amenity and the amenities of surrounding occupiers to Policies Policy DM1 and MD3 of the Development Management DPD 2015.

- 17. No mechanical plant or extraction/ventilation equipment to serve the Nursery shall be installed unless details of the proposed plant or extraction/ventilation equipment have previously been submitted to and agreed by the Local Planning Authority. The equipment shall be installed and retained thereafter in accordance with the approved plans and details.**

Reason: In the interests of visual amenity and the amenities of surrounding occupiers to Policies Policy DM1 and MD3 of the Development Management DPD 2015.

- 18. No meter boxes shall be installed on the front or northern side elevation of the nursery or on the front of the dwellings or side elevations of the dwellings that face a highway.**

Reason: In the interests of visual amenity in accordance with Policies DM1 and MD3 of the Development Management DPD 2015 and the Design and Townscape Guide 2009.

- 19. Prior to installation of any external lighting to the development, details of the lighting shall be submitted to and approved by the Local Planning Authority and the lighting shall only be installed and retained in accordance with the approved details.**

Reason: In the interest of the visual amenities and character of the area, and to protect the amenities of surrounding occupiers in accordance with Policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015 and the Core Strategy 2009.

- 20. No development shall take place until details of the implementation, maintenance and management of a scheme for surface water drainage works have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:**

- i) An investigation of the feasibility of infiltration SUDS as the preferred approach to establish if the principles of any infiltration based surface water drainage strategy are achievable across the site, based on ground conditions. Infiltration or soakaway tests should be provided which fully adhere to BRE365 guidance to demonstrate this. Infiltration features should be included where infiltration rates allow;**
- ii) Drainage plans and drawings showing the proposed locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features;**
- iii) a timetable for its implementation; and**

vii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to prevent environmental and amenity problems arising from flooding in accordance with Policy KP2 and CP4 of the Core Strategy 2007 and area in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policy DM2 of the Development Management DPD 2015.

21. Demolition or construction works shall not take place outside 07:30hours to 18:00hours Mondays to Fridays and 08:00hours to 13:00hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: In order to protect the amenities of occupiers of the development surrounding occupiers and to protect the character the area in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

22. No construction works above the level of the floor slab of the Nursery shall take place until details of the proposed Photovoltaic cells set out in the submitted Energy and Sustainability Statement by Norman Bromley Partnership have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented and brought into use on first occupation of the Nursery development.

Reason: To ensure the development maximises the use of renewable and recycled energy, water and other resources, in accordance with Policy KP2 of the Core Strategy DPD1 and Policy DM2 of the Development Management DPD 2015.

23. No construction works above the level of the floor slab of the dwellings shall take place until details of the proposed Photovoltaic cells set out in the submitted Energy and Sustainability Statement by Norman Bromley Partnership have been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented and brought into use on first occupation of the dwellings.

Reason: To ensure the development maximises the use of renewable and recycled energy, water and other resources, in accordance with Policy KP2 of the Core Strategy DPD1 and Policy DM2 of the Development Management DPD 2015.

24. Notwithstanding the provisions of Schedule 2 Part 1 Classes A, B, C, D or F and Schedule 2 part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development extensions or alterations to the dwellings or walls or fences or other means of enclosure shall be erected unless previously agreed in writing by the Local Planning Authority.

Reason: In order to protect the character and visual amenities of the development and the surrounding area and the amenities of occupiers in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policy DM1 and DM3 of the Development Management DPD 2015 and the Design and Townscape Guide 2009.

- 25** No construction works above the level of the floor slab shall take place until details of the new accesses, removal of the existing redundant crossovers and street furniture, carriageway widening, on street car parking spaces and public realm improvements (e.g new paving to the front of the site) as shown on plan ref 729 P_708 have been submitted to Southend Borough Council (as local planning authority and highway authority) and the Council has approved in writing a full scheme of works and the relevant highways approvals are in place. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of sustainability, accessibility, highways management, efficiency and safety in accordance DPD1 (Core Strategy) 2007 policy KP2, KP3 and CP3, Policy DM1 and DM15 of the Development Management DPD 2015.

- 26** The Nursery building shall only be used for purposes within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any statutory modification or re-enactment or replacement thereof (as the case may be) for the time being in force).

Reason: In order to protect the amenities of occupiers of the development surrounding occupiers to protect the character the area in accordance and to ensure that parking provision to serve the development is sufficient, in accordance with KP2, CP3 and CP4 of the Core Strategy DPD1 and Policies DM1, DM3 and DM15 of the Development Management DPD 2015.

- 27** Live or recorded music which is audible outside the side boundary must not be played on the premises.

Reason: In order to protect the amenities of occupiers of the development surrounding occupiers and to protect the character the area in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

- 28** The Nursery building shall not be open for use outside the hours of 7.00 – 2300 hours Monday to Friday and 9.00am to 5.00pm Saturdays, Sundays and Bank Holidays

Reason: In order to protect the surrounding occupiers and to protect the character the area in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

- 29. Prior to first occupation of the Nursery a Travel Plan must be submitted to and approved in writing by the local planning authority. The Travel Plan must include details of:**
- (a) A comprehensive survey of all users of the nursery school;**
 - (b) Targets set in the Plan to reduce car journeys to the nursery school;**
 - (c) A timetable from implementation**
 - (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new Nursery school building is occupied.**

At the end of the first and third years of the life of the Travel Plan, reports monitoring the effectiveness of the Travel Plan and setting out any proposed changes to the Plan to overcome any identified problems must be submitted to and approved in writing by the local planning authority. The Travel Plan must be implemented in accordance with the approved details unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of sustainability, accessibility, highways efficiency and safety, residential amenity and general environmental quality in accordance with Policies CP3 of the Core Strategy DPD1 and Policy DM15 of the Development Management DPD 2015.

- 30 The external intrusive noise mitigation measures for the residences set out in the acoustic report submitted by Hepworth Acoustics dated December 2016 (including double glazing, external fabric specification and boundary treatment) shall be implemented to ensure that internal and external noise levels will meet the recommended acoustic criteria based on the guidelines set out in BS 8233: 2014.**

Reason: In order to protect the amenities of future occupiers of the dwellings in accordance with policies DM1 and DM3 of the Development Management DPD 2015.

- 31 The external intrusive noise mitigation measures for the Nursery set out in the acoustic report submitted by Hepworth Acoustics dated December 2016 shall be implanted to ensure that indoor noise levels meet the recommended acoustic criteria based on the guidelines set out in BB93.**

Reason: In order to protect the amenities of future users of the Nursery in accordance with policies DM1 and DM3 of the Development Management DPD 2015.

- 32 During any Construction and Demolition there shall be no burning of waste material on the site.**

Reason: In order to the protect the amenities of surrounding residents in accordance with policies KP2 and CP4 of the Core Strategy DPD1

Informatives:

Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). Enclosed with this decision notice is a CIL Liability Notice for the applicant's attention and any other person who has an interest in the land. This contains details of the chargeable amount and how to claim exemption or relief if appropriate. There are further details on this process on the Council's website at www.southend.gov.uk/cil.

In relation to Condition 25; you are advised to contact Highways Engineer – Martin Warren; (Tel: 01702 215003) to discuss the requisite Highways Licence/Agreements under the Highways Act 1980. You are advised that a Highways Licence/Agreement needs to be in place before any works are carried out to the public highway and any works will need to be carried out by a Council approved contractor.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.