

DR/27/13

committee DEVELOPMENT & REGULATION

date 28 June 2013

COUNTY COUNCIL DEVELOPMENT

Proposal: **Change of use from a residential care home (Use Class C2) to a combined day centre for Early Years and Family Solutions (Use Class D1)**

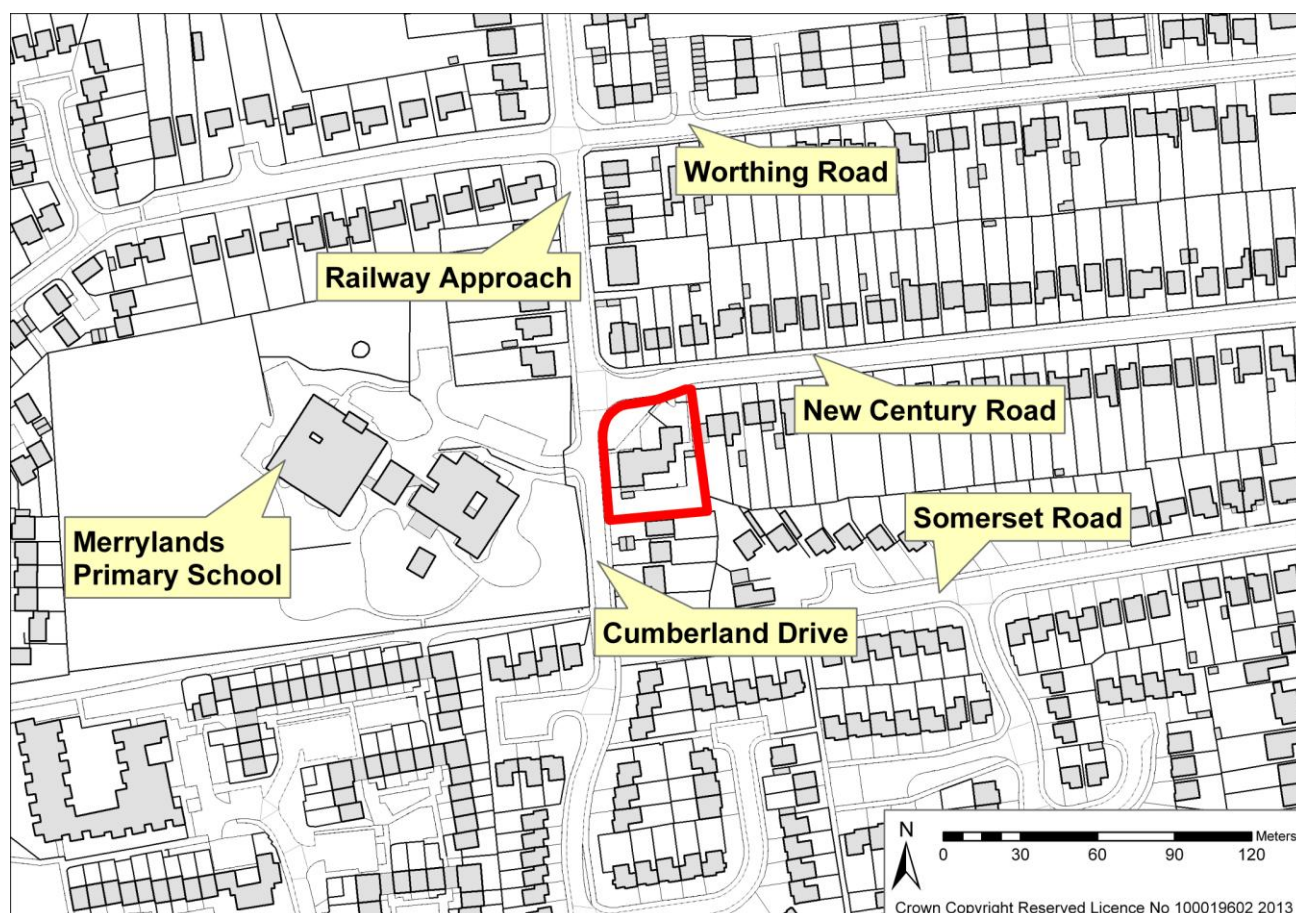
Location: **The Limes, 93 New Century Road, Laindon, Basildon, Essex SS15 6AQ**

Ref: **CC/BAS/14/13**

Applicant: **Essex County Council**

Report by Head of Planning, Environment and Economic Growth

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1. BACKGROUND

There is a very short planning history for the site. The most recent planning application was granted for the reconfiguration and enlargement of the existing car park to 7no. car parking spaces in June 2009 (CC/BAS/27/09).

2. SITE

The Limes is a former residential children's care home located on New Century Road at the junction of Cumberland Drive, to the west of the centre of Laindon.

Merrylands Primary School is to the west of The Limes, on Cumberland Drive. The Limes is in a predominantly residential area with residential properties to the north and east in New Century Road, south east in Somerset Road, south in Cumberland Drive and north west in Railway Approach.

Laindon Railway Station is within a 15-20 minute walk and there are bus stops served by regular bus services on Laindon High Road and Durham Road all within a short walking distance of The Limes.

The Limes building is located centrally on the site with a car parking area to the front of the building and a small grassed area beyond that. There is a paved area to the south and east of the building with a garden to the south.

There are several established trees within the site itself with 2m high close-boarded fencing along the eastern boundary. The western boundary comprises of 2m high and 1m high close-boarded fencing. The north boundary comprises of a 1m high brick wall and 1m high close-boarded fencing.

Vehicular access is via New Century Road with separate pedestrian accesses from New Century Road and Cumberland Drive.

3. PROPOSAL

The Limes was until recently a County Council operated residential care home.

It is proposed to change the use of the building from a residential care home to a combined day centre for Early Years and Family Solutions. The centre would provide support services to improve the outcomes and life chances for children and their families. The Children Centre services would include 'stay and play', parenting classes, budgeting, messy play, healthy eating, training, child and health related activities. Family Solutions is multi-disciplinary work with families with multiple and complex needs and would include 'one to one' support, group work with families and group work with groups with similar needs.

The proposed hours of use are:

Monday to Friday	08:00 to 22:00
Saturdays	09:00 to 16:00

Sundays

09:00 to 16:00

However the main operating hours would be Monday to Friday 08:00 to 18:00 with some occasional evening and weekend use.

4. POLICIES

The following saved policy of the Basildon District Council Local Plan (BDCLP) adopted September 2007 provides the development plan framework for this application. The following policy is of relevance to this application:

	BDCLP
Policy BAS BE12	Development Control

The National Planning Policy Framework (NPPF), published in March 2012, sets out requirements for the determination of planning applications and is also a material consideration.

It is important to note that Basildon Borough Council adopted their Saved Policies post 2004. The NPPF Framework (paragraph 214) states that from the date of publication (27 March 2012) for a 12 month period the determining planning authority can give full weight to the relevant policies of those plans even if there is a limited degree of conflict with the Framework. However this 12 month grace period has expired meaning the Basildon District Council Local Plan Saved Policies fall within the interpretation under paragraph 215.

Paragraph 215 states, in summary, that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework. The level of consistency of the policies contained within the Basildon District Local Plan Saved Policies (2007) is considered further in the report.

5. CONSULTATIONS

BASILDON BOROUGH COUNCIL – Objects on the following grounds:

- proposal would result in an increase in the intensity of the use of the site situated in a residential area;
- proposed Class D1 use would have detrimental impact on living conditions of occupiers of neighbouring properties by reason of parking congestion and noise and disturbance;
- scale of use likely to result in traffic congestion in area especially during start and finishing times of adjacent primary school.

HIGHWAY AUTHORITY – No objection subject to conditions

LOCAL MEMBER – BASILDON – Basildon Laindon Park and Fryerns – In favour in principle of the family solutions project but object to the proposed plan of the service being delivered from The Limes as:

- the area is residential therefore totally inappropriate.

- for many years when The Limes was a Children's Home, residents were subject to all manner of inappropriate behaviours and issues arising from inconsiderate parking to high levels of noise.
- the proposed centre will grow in use over time and promote further parking problems and restrictions for residents. Because of the nature of the business the centre will open 7 days per week offering no respite for residents and the activities will create far too much comings and goings in the area which will affect their quality of life. Residents complained in the past and they now strongly object to this application.
- another location should be sought to deliver the project where it will not have such a negative impact on the local community.

LOCAL MEMBER – BASILDON – Basildon Laindon Park and Fryerns – No comments received.

LOCAL MEMBER – BASILDON – Basildon Laindon Park and Fryerns – Requested that the application was referred to Development & Regulation Committee as it is considered it is a controversial proposal of significant local interest.

LOCAL MEMBER – BASILDON – Basildon Laindon Park and Fryerns – Any comments received will be reported.

JOHN BARON MP – Objects on the grounds that the change of use will have a negative impact on the surrounding residential areas. There is limited parking and the change of use at The Limes will no doubt exacerbate the problem.

6. REPRESENTATIONS

47 properties were directly notified of the application. 8 letters of representation have been received. These relate to planning issues covering the following matters:

<u>Observation</u>	<u>Comment</u>
When The Limes was a children's home suffered from insults and damage to property.	Noted – see appraisal
Building used to be a young offenders home not a children's home.	Noted
People who used the home used to park in Cumberland Drive as insufficient parking was provided	Noted – see appraisal
Brief respite after home closed from loud music, anti-social behaviour and constant police presence	Noted – see appraisal

Concerned that this environment could attract similar problems as before.	See appraisal
Relief when home shut now we will be saddled with problem families 7 days a week.	See appraisal
Lack of facilities for elderly in the borough should take precedence over this development.	See appraisal
Appreciate ECC trying to find good use for former home but suggest building is converted into apartments or demolished and land sold for private dwellings.	See appraisal
Immediate area has number of facilities including bail hostel within 5 minute walk, residential care home caring for mentally ill patients within a minute's walk with another care unit in New Century Road plus 3 other sheltered units in Somerset Road	Noted
Proposed establishment could be in unit built on vacant land, housed in defunct community centre or share a space in the part-time Laindon police station or better installed on social housing estate	See appraisal
Litter along pavement	Noted – not a material planning consideration
Who will take care of giant tree overhanging garden?	See appraisal
Tree in grounds of The Limes adjacent to our property growing out of all proportion. Concerned about potential damage to garden and house foundations	See appraisal
Application forms states there are not any trees or hedges on the site which is incorrect.	This was an error on the application form. It is acknowledged that there are existing trees and hedges on the site. See appraisal
Mains sewer subject to blocking when The Limes was operational	Noted – this is not a material planning consideration

Site Location Plan accompanying application wrongly shows Railway Approach running in front of the school	Noted – other plans submitted as part of the application are correct
New Century Road on driving test route.	Noted
Not opposed to the change of use but have concerns regarding the times of use.	Noted – see appraisal
Proposed evening and weekend use could impact on residential amenity through noise and traffic disturbance.	See appraisal
Proposed occasional evening and weekend use could change and become regular.	See appraisal
Building opposite a school and parking already at breaking point without addition of vehicles of families using centre and any visitors.	See appraisal
Inconsiderate parking by parents dropping off and picking up school pupils blocks residents' driveways and pavements.	See appraisal
Cumberland Drive and New Century Road almost impassible at school dropping off and picking up times	See appraisal
Double decker bus used to transport school pupils on trips has difficulty finding a safe place to park and to allow other traffic to pass.	Noted
During school dropping off and picking up times difficult to use pedestrian crossing outside school	See appraisal
Parents and children don't use crossing outside school but dodge in-between cars	Noted – not a material planning consideration
Increased traffic from increased number of pupils at school makes parking and road safety top of list of priorities	Noted

Increased intake of pupils at school pushed area to brink of chaos and represents safety hazard to other road users and pedestrians at peak flow times.	Noted – see appraisal
Review of area at peak flow times should be undertaken and recorded	Noted
Increased traffic flow could have impact on road safety for school pupils.	Noted – See appraisal
Application takes no account of entrance to Merrylands Primary School being less than 100m from entrance to The Limes.	Noted – see appraisal
School traffic well-known problem in immediate vicinity of the school.	See appraisal
Cars park on zigzag lines of zebra crossing	This is a police matter
Potential impact on already problematic road chaos during morning and afternoon school drop off times.	See appraisal
Child care business adjacent to The Limes with parents dropping off and picking up children.	Noted
Concerns regarding insufficient parking provision at The Limes for staff and visitors and the potential impact on New Century Road/Cumberland Drive/Railway Approach.	See appraisal
Parking spaces provided for permanent staff but nothing for 18 ancillary staff or potential 20 visitors per day.	Noted
Slight improvement after home shut but since the painting of double yellow lines in Durham Road improvement has diminished.	Noted – see appraisal
Additional parking at The Limes could impact on essential vehicle access to Cumberland Drive & the school (e.g	See appraisal

ambulances, fire engines).

Commuters park in local roads and at times residents' can't access own properties.	See appraisal
Local area saturated by traffic	Noted – see appraisal
Large vehicles have difficulty passing and additional facility would be unsustainable and unsafe.	See appraisal
Restricted access for refuse lorries and delivery vans from existing parking	Noted
Inconsiderate parking by staff and visitors to The Limes could result in residents' being blocked in.	See appraisal
No nearby public transport	Noted – see appraisal
Proposed changes detrimental to area and would create very real safety hazard.	See appraisal
Additional parking and traffic resulting from this proposal totally unacceptable	Noted
Cumberland Drive used as shortcut	Noted
Main concern is impact of extra traffic, lack of parking and safety issues in Cumberland Drive school area	Noted – see appraisal
Extra vehicular traffic and parking will exacerbate pre-existing traffic problem.	See appraisal
Centre should be in location with sufficient parking to cater for number of expected visitors per day.	See appraisal
Dangerous parking at T-junction of New Century Road, Cumberland Drive and Station Approach.	Noted – see appraisal
No consideration given to existing car parking for local residents with no off-street parking	Noted
Existing parking restrictions mean	See appraisal

overflow of parking requirements will flow into end of New Century Road.

Even with encouragement to walk many families will inevitably travel by car. See appraisal

With 8 family rooms and anticipated group activities many families will be at The Limes at the same time. See appraisal

No proposals or suggestions as to how immediate area can deal with likely additional traffic and parking requirements. See appraisal

Misleading for application to describe increase from existing no requirements to requirements as being "limited". Noted

What is proposed is the equivalent of transferring a large building from residential to business use and from a few visitors to many. Noted

If permission is granted restrictions should be placed to limit the amount of use at any one time in view of the limited number of parking spaces and restricting use to weekdays excluding evenings. See appraisal

Will security be provided to prevent anti-social behaviour? See appraisal

7. APPRAISAL

The key issues for consideration are:

- A. Need
- B. Policy considerations
- C. Design
- D. Impact on Landscape & Residential Amenity
- E. Traffic & Highways

A NEED

Until February 2012 The Limes was a residential children's care home. However following changes to the way children's services were delivered in Essex all Children's homes in the County were closed.

A number of representations have been received questioning the appropriateness of the proposed change of use in a residential area, particularly with regard to traffic generation and impact on residential amenity. These particular issues will be considered further in the report.

One representation has stated that while it is appreciated that ECC have to find a good use for the building, a better use, more in keeping with the residential area would be to convert the building into apartments or demolish it and sell the land for private dwellings.

Another representation has stated that the Centre could be in a unit built on vacant land or housed on a defunct community centre, share a space in the part-time Laindon Police Station or would be better installed on a social housing estate.

Whilst the above suggestions are noted they are outside the scope of this application which must be determined on its own merits.

A further representation has questioned the need for a day centre for Early Years and Family Solutions suggesting that accommodation for the elderly would be a more beneficial use of the building.

However determining priorities for the provision of community facilities is a matter for the County Council having regard to identified community needs. In this instance the Council has identified the need for a day centre to cater for Early Years and Family Solutions.

The proposed Early Years service would offer both universal (open to all) and targeted (specific needs) support to all families living in the locality. All Centres operate strict safeguarding procedures and carry out risk assessments where necessary. To take advantage of the Family Solutions facility families can self-refer or come via any number of referral routes, including the new early advice and guidance hub. Families would need to meet specific criteria to qualify for support.

It is considered that the need for community facilities such as this is unchallenged, however, whether the location and proposed change of use is appropriate will be considered further.

B POLICY CONSIDERATIONS

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 dimensions to sustainable development: economic, social and environmental.

In summary the social role involves supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with local accessible services that reflect the community's needs and support its health, social and cultural well-being.

Paragraph 70 of the NPPF states, inter alia, that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments and to ensure an integrated approach to considering the location of housing, economic used and community facilities and services.

It is considered that the proposed change of use of The Limes from a residential care home to a combined day centre for Early Years and Family Solutions would be in accordance with Paragraph 70 of the NPPF as it would provide local accessible services and community facilities for families in the area.

C DESIGN

As the application is for a proposed change of use only there would not be any external changes or major structural changes to the interior of the building.

The ground floor of the building would consist of a shared reception area for visitors to the Children's Centre and Family Solutions together with a secure lobby area, preventing unauthorised access into the main areas and meeting rooms. There would be a separate secure access to the building for use by Family Solutions staff.

The remainder of the ground floor would provide ancillary offices, a drop-in area for visitors to the Children's Centre and private interview and training rooms.

The first floor of the building would provide further ancillary offices and private interview and training rooms for visitors to the centre.

There would be some internal alterations to the ground and first floors to provide the ancillary office spaces and private interview and meeting rooms required to deliver the proposed services.

D IMPACT ON LANDSCAPE & RESIDENTIAL AMENITY

There are no specific policies relating to this type of development within the Basildon District Local Plan Saved Policies (2007), although it is considered that this application would fall under the general Saved Development Control Policy BAS BE12. Although this policy specifically relates to residential development it is considered the criteria can be transferred to development proposals such as this, especially with regard to the potential impacts on the neighbouring residential properties. This policy is considered to be consistent with the direction of the NPPF.

There would not be any changes to the existing landscaping as a result of this application.

A representation has been received relating to a tree in the rear of The Limes

which is considered to be growing out of all proportion and there are concerns that evasive root systems could cause problems with the adjoining garden and potential damage to house foundations.

The applicant has stated that there is no reason why the existing tree on the site cannot be carefully managed and is essentially a tree maintenance issue not directly relevant to the proposed use.

A further representation has stated that existing trees on the site enhance the area but poor tree and litter management have spoilt the area. Again this is not a material planning consideration but it is considered that this is a premises management issue.

Saved Policy BAS BE12 (Development Control) states inter alia that “*planning permission will be refused if it causes material harm to the character of the surrounding area, including the street scene; overlooking; noise or disturbance to the occupants of neighbouring dwellings or overshadowing or over-dominance.*”

The nearest residential properties adjoin the application site to the east in New Century Road, south in Cumberland Drive and south east in Somerset Road. There are also residential properties on the opposite side of New Century Road and to the north west in Railway Approach.

Basildon Borough Council has objected to the proposal as it considers that the proposal would result in an increase in the intensity of the use of the site, which is situated in a residential area and that the proposed D1 use of the site would have a detrimental impact on the living conditions of occupiers of neighbouring properties by reason of noise and disturbance.

Several of the representations received have raised concerns about the proposed opening hours of the Centre and the potential for noise disturbance until late in the evenings during the week and at weekends.

A majority of the services offered by the Centre would take place within the building. However the garden would be used for some activities for children under 5, weather permitting. These activities would be based on learning through play and give opportunities to children who do not have access to a garden area to benefit from this experience and encourage families to make better use of the outdoor environment. Family Solutions could potentially make use of the garden for family events. It is accepted that the outdoor activities could have the potential for some noise disturbance and an impact on residential amenity, however the use would be restricted for specific activities and the garden would not be in constant use which would help reduce the impact on the nearest residential properties. It is further accepted that there could be potential noise disturbance associated with vehicular movements from staff and visitors. However it is anticipated that vehicle movements would be spread throughout the day and therefore disturbance would be relatively low.

The proposed hours of use are 08:00 to 22:00 Monday to Friday, 09:00 to 16:00 Saturdays and Sundays although the standard hours of use would be 8am-6pm,

with occasional evening and weekend use. This would enable parents and carers who work during the day and would otherwise be unable to attend to make use of the available services. Again the occasional evening and weekend use is required for Family Solutions to cater for parents and carers who work through the day. This could mean sessions in the family home or at the centre. It is considered that the proposed occasional evening and weekend use would help reduce the potential impact on residential amenity by way of noise disturbance and vehicle movements.

However in view of the concerns raised by local residents regarding the proposed operating hours of the Centre the applicant has suggested the following revised hours of use:

07:30 to 18:00 Monday, Wednesday and Friday
07:30 to 21:00 Tuesday and Thursday
09:30 to 18:00 on Saturdays

Closed Sundays and Bank Holidays.

Should planning permission be granted a condition could be attached restricting the hours of use.

Another concern raised by several representees relates to previous anti-social behaviour including loud music, abusive language and damage to property. However it is considered that the previous anti-social behaviour can be distinguished from the proposed use and that previously experienced is unlikely to give rise to similar incidents in the future.

It is considered that the proposal would be in accordance with Policy BAS BE12 as it is not considered that the proposed change of use would cause harm to the character of the surrounding area; would not result in the overlooking of neighbouring properties or the overshadowing or over-dominance. Further it is not considered that there would be material harm by way of noise or disturbance to the occupants of neighbouring dwellings.

E TRAFFIC & HIGHWAYS

Saved Policy BAS BE12 (Development Control) states inter alia that “*planning permission will be refused if it causes traffic danger or congestion.*”

Basildon Borough Council objects to the proposal as it considers that the proposed use would have a detrimental impact on the living conditions of occupiers of neighbouring properties by reason of parking congestion and the scale of use is likely to result in traffic congestion in the area especially during the start and finishing times of the adjacent primary school.

The majority of the representations received have made reference to existing traffic problems and road safety issues in the immediate area.

Merrylands Primary School is located on Cumberland Drive to the west of The

Limes. Representations have stated that inconsiderate parking by parents at dropping off and picking up times means that residents' are unable to access their own properties and that Cumberland Drive and the upper part of New Century Road are almost impassable.

The issue of inconsiderate parking by parents is a school management issue as opposed to a planning issue but is not a problem unique to this school. Although it is recognised it causes problems and inconvenience for local residents it is restricted to short periods of time morning and afternoon.

Several representations have also stated that when The Limes operated as a children's home, residents' suffered from inconsiderate parking from staff due to insufficient parking available on site. There are also concerns that inconsiderate parking by staff and visitors to the proposed centre could impact on residents'. This issue again, although not a planning matter, would require management by staff at the Centre to ensure local residents are not inconvenienced.

Concerns have also been raised with regard to access for refuse vehicles, delivery vans and emergency vehicles.

Other representations have stated that as a result of the painting of double yellow lines in Durham Road to the south has resulted in commuters parking in other local roads to avoid paying car parking fees at Laindon Railway Station. Although it is acknowledged that this causes inconvenience to local residents this matter is outside the scope of this application.

There are 7 existing car parking spaces on the site, which includes 1 disabled space.

The current Parking Standards Design and Good Practice adopted September 2009 states that the maximum requirements for Day Care Centres are 1 space per full time equivalent staff + drop off/pick up facilities.

There would be 6 full time staff based at the Centre and 18 members of staff delivering from the centre and outreach in the community. There are 7 existing car parking spaces already provided on the site. It is considered that the existing car parking provision would be in accordance with the EPOA Parking Standards Guidance.

Laindon Railway Station is within a 15-20 minute walk of The Limes and there are bus stops in Durham Road and High Road, served by regular bus services, again within a short minute walk of The Limes.

The Early Years facility would cater for approximately 25 families per day and Family Solutions expect between 10 and 20 visitors per day.

Visitors to the Centre would be encouraged to walk or use public transport although it is acknowledged that some would drive.

The applicant has stated that the traffic patterns associated with the proposed use

would not necessarily coincide with the school start/finish times, such that the proposed use is unlikely to exacerbate any traffic congestion issues associated with the nearby school. Although the proposed use would result in some additional traffic movements compared with the existing situation, the impact of the proposed use in terms of congestion is therefore likely to be significantly less than envisaged by local residents and is unlikely to give rise to issues of highway safety.

The applicant has further stated that in relation to the issue of traffic generation, although the property is currently vacant, the lawful planning use of the property remains a material consideration. Planning permission would not be required to resume a use falling within Use Class C2 with all the attendant traffic generation issues (as well as any issues relating to car parking and residential amenity). It is considered that some representations may have been based on the existing situation with the property vacant. It is considered that there would be differences between the pattern of vehicular movements of the previous and proposed uses and any increase in traffic movements would not be significant. Moreover, there would be some benefits in terms of vehicular movements with the proposed use which, unlike to existing use, would require fewer deliveries requiring larger vehicles and involve potentially fewer vehicular movements in the evenings.

The Highway Authority has not raised an objection to the proposal subject to the submission of details regarding powered two wheeler parking facilities and cycle parking facilities and the submission of information for the areas for the loading/unloading/reception and storage of building materials within the curtilage of the site.

Although it is accepted that the proposal would have some effect on traffic generation within the vicinity it is not considered that there are reasons to refuse the application on highway impact grounds and it is not considered that the application conflicts with Saved Policy BAS BE12.

8. CONCLUSION

In determining priorities for the provision of community facilities the need for a combined day centre for Early Years and Family Solutions has been identified within this area. This is not challenged.

As the proposal is for a change of use of The Limes there would not be any changes to the external appearance of the building. Internal alterations are required to provide the ancillary staff accommodation and meeting and training rooms required to enable delivery of the proposed services.

It is accepted that the proposal would have some effect on traffic generation and residential amenity in the area, by way of noise and disturbance. However as most of the proposed activities would take place within the building and the proposed hours of use have been amended to help reduce the potential impact of noise and disturbance it is not considered that this would have a significant detrimental impact on the residential amenity of neighbouring residential

properties, sufficient to warrant refusal of the application.

It is considered that the proposal would be in accordance with Saved Policy BAS BE12 of the Basildon District Council Local Plan adopted September 2007.

It is further considered that the proposal would be in accordance with the NPPF as it would provide local accessible services and community facilities as set out in Paragraph 70 of the NPPF.

9. RECOMMENDED

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be **granted** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of 5 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement
2. The development hereby permitted shall be carried out in accordance with the details of the application reference CC/BAS/14/13 dated 12 February 2013 and validated on 2 April 2013 together with Site Location Plan Sheet 1 of 2 dated 20 May 2009, Site Location Plan Sheet 2 of 2, Drawing Number Mg374.mcd (Proposed Layout) dated October 2012, email from Emma Blewer, Lambert Smith Hampton dated 27 February 2013 13:49, letter from Paul Freer, Lambert Smith Hampton dated 29 May 2013, email from Paul Freer, Lambert Smith Hampton dated 11 June 2013 10:47 and in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:
3. The development hereby permitted shall only be carried out during the following times

07.30 to 18.00	Mondays, Wednesdays and Fridays
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07:30 to 21:00	Tuesdays and Thursdays
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09:30 to 18:00	Saturdays
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And at no other times or on Sundays, Bank or Public Holidays.

4. No beneficial occupation of the development hereby permitted shall take place until details of powered two wheeler and cycle parking facilities have been submitted to and approved in writing by the County Planning Authority. The details shall include the design, location and number of spaces for powered two wheeler and cycle parking to be provided prior to the beneficial occupation of the development hereby permitted. The development hereby permitted shall be carried out in accordance with the

approved details and shall thereafter be retained and maintained for the duration of the development hereby permitted.

5. No development shall take place until details, of the areas to be used within the site for the purpose of loading/unloading/reception and the storage of building materials, have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

BACKGROUND PAPERS

Consultation replies

Representations

Ref: DM/Rachel Edney/CC/BAS/14/13

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

The proposed development would not be located adjacent to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 is not required.

EQUALITIES IMPACT ASSESSMENT: The report only concerns the determination of an application for planning permission and takes into account any equalities implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER: In determining this application the County Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

LOCAL MEMBER NOTIFICATION

BASILDON – Laindon Park and Fryerns