

## **COMMITTEE REPORT**

### **ITEM 07**

**Reference:**  
17/00427/FUL

**Site:**  
South Car Park  
Town Hall  
Ingrave Road  
Brentwood  
Essex  
CM15 8AY

**Ward:**  
Brentwood South

**Proposal:**  
Construction of temporary portacabins for two years

**Plan Number(s):**  
0030688882/C; 0030688882/B; 0030688882/A; Block Plan; Site Plan;

**Applicant:**  
Mr Greg Campbell

**Case Officer:** Mr Nick Howard

**The application is being presented to the planning committee as Brentwood Borough Council is the applicant.**

#### **1.0 DESCRIPTION OF PROPOSAL**

The proposal is to construct four temporary portacabins on part of the South Car Park. The proposal is to site the portacabins on the car park for two years

#### **2.0 SITE DESCRIPTION**

The site comprises part of the southern car park serving the Town Hall. To the north of the site is the Town Hall, to the west is an open area used for recreational purposes, to the west are properties fronting onto Seven Arches Road and to the south are further residential properties served from The Chase.

### **3.0 RELEVANT HISTORY**

- 17/00643/FUL :Town Hall redevelopment to be considered at this planning committee.

### **4.0 SUMMARY OF CONSULTATION RESPONSES**

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- None

### **5.0 SUMMARY OF NEIGHBOUR COMMENTS**

This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

Detailed below is a summary of the neighbour comments, if any received. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

No representations received.

### **6.0 POLICY CONTEXT**

The starting point for determining an application is the development plan, in this instance, the Brentwood Replacement Local Plan (RLP) 2005. Applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the following RLP policies, the National Planning Policy Framework (NPPF) 2012 and National Planning Policy Guidance (NPPG) 2014.

RLP Policy:CP1:Core Policy  
Policy E2: Office Use

Local Development Plan:

The Council's emerging Local Development Plan is currently at draft stage (Regulation 18) and as there are outstanding objections to be resolved, only limited weight can be given to it in terms of decision-taking, as set out in paragraph 216 of the National Planning Policy Framework. As a plan advances and objections are resolved, more weight can be applied to the policies within it. Nevertheless, the draft Local Plan provides a good indication of the direction of travel in terms of aspirations for growth in the Borough and where development is likely to come forward through draft housing and employment allocations. The next stage of the Local Plan will be a site-focused consultation (Regulation 18) later in 2017, followed by the Pre-Submission Draft

(Regulation 19) which is currently anticipated to be published early in 2018. Following this, the Draft LDP will be submitted to the Secretary of State for an Examination in Public. Provided the Planning Inspectorate finds the plan to be sound it is estimated that it could be adopted in late 2018 or early 2019.

## **7.0 ASSESSMENT**

### **Background**

The proposal is to accommodate four portacabins to be used as police changing rooms, toilet and shower facilities. The portacabins would be sited on the car park for two years whilst the Town Hall is being redeveloped (17/00643/FUL) until June 2019. Once the Town Hall redevelopment is complete the changing rooms will be accommodated in the basement of the main building, where the police are to be located, and the portacabins would be removed. In addition, the site will provide some parking for 17 police vehicles, although police staff vehicles would not be parked on the site. The Council staff car parking would be displaced by the proposal and would be relocated to the north car park sited at a temporary relocation site during the Town Hall redevelopment.

### **Principle**

The site is situated within the settlement boundary of Brentwood as defined by the Brentwood Replacement Local Plan. The proposals map which forms part of the Local Plan identifies the site as part of an 'allocation' comprising office use (Policy E2)

The proposed portacabins although being used for changing rooms, toilet and shower facilities, are an ancillary use for the principal use, which is an office provision for the police. Therefore, given the modest size of the portacabins (approximately 70 square metres in total), their use and limited period the structures will be in place, the proposal accords with the 'allocation' identified in the proposals map for the Local Plan.

### **Impact on Amenity**

The host car park is well enclosed by mature vegetation and therefore the proposed portacabins would be largely screened from neighbouring properties and public vantage points. A slight glimpse of the proposal would be visible from Ingrave Road, although in conjunction with the Town Hall redevelopment, it would be accepted that temporary structures for a limited period of time will be required in connection with the redevelopment. The proposal therefore would not have an adverse impact on the character of the area or have any harmful impact on neighbours living conditions.

Immediately to the north of the site is a small row of trees and undergrowth. The proposed portacabins are sited quite close to this row of vegetation, however the plan shows it to be retained. Notwithstanding this a condition requiring the retention of the vegetation is considered necessary as it softens the appearance of the proposal.

## **8.0 CONCLUSION**

The proposal is for four portacabins in the south car park, to accommodate some ancillary facilities for the police who will occupy the basement of the redeveloped town hall. The proposal, which seeks consent for two years, complies with the provisions of the Local Plan, it will not be harmful to the living conditions of neighbouring residents and would not be detrimental to the character of the area. The proposal is therefore considered acceptable subject to a temporary two year consent and a condition requiring the retention of the trees situated immediately to the north of the site.

## **9.0 RECOMMENDATION**

The Application be APPROVED subject to the following conditions:-

1. The portacabins hereby permitted shall be removed and the land restored to its former condition on or before 1st August 2019; in accordance with a scheme of work to be first agreed in writing by the local planning authority.

Reason: In the interest of amenity and to safeguard the character and appearance of the area.

2. The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3. All existing trees, shrubs and hedgerows on the site indicated for retention on the approved drawings shall be retained and shall not be felled, lopped or topped without the prior written consent of the local planning authority. If prior to the commencement of the development or within five years of the completion of the development, any such trees, shrubs or hedges are removed without such consent, or become severely damaged or diseased, they shall be replaced with others of a species, number, size and in positions to be agreed in writing with the local planning authority. The replacement shall be carried out within the first planting season after the Council's written agreement. Any works to existing trees, shrubs and hedgerows which may prove necessary shall be carried out in strict accordance with a written scheme to be approved in writing with the local planning authority prior to the carrying out of those works.

Reason: In order to safeguard the character and appearance of the area.

### Informative(s)

1. The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1 ·& E2; the National Planning Policy Framework 2012 and NPPG 2014.
2. 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.

### **Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.brentwood.gov.uk/planning](http://www.brentwood.gov.uk/planning)