

SITE PLAN ATTACHED

**TOWN HALL INGRAVE ROAD BRENTWOOD ESSEX CM15 8AY
INSTALLATION OF 2.4 X 3.0 X 2.9(H)M STEEL STORAGE CONTAINER FOR A
TEMPORARY PERIOD OF 18 MONTHS**

APPLICATION NO: 17/01838/FUL

WARD	Brentwood South	8/13 WEEK DATE	14.03.2018
PARISH		POLICIES	
CASE OFFICER	Ms Tessa Outram	01277 312500	
Drawing no(s) relevant to this decision:	594A 100 AR 001 ; 594A 100 AR 002 ; 594A 100 AR 003 ; 594A 100 AR 004 ;		

The development is within council owned land and therefore must be presented before committee.

1. Proposals

The proposal is to locate a steel storage container on part of the South Car Park at Brentwood Town Hall. The container has a length of 3.05 metres, a width of 2.4 metres and a height and eaves height of 2.9 metres.

The proposal is to erect a storage container on the car park for 18 months whilst the Town Hall is being redeveloped (17/00643/FUL).

One car parking space in the South Car Park would be displaced by the proposal.

The application is presented to committee as the site is a Council owned asset.

2. Policy Context

RLP Policy: Policy CP1 General Development Criteria
Policy E2 Areas Allocated for Office Purposes
Policy E8 Employment Development Criteria
Policy C14 Development affecting Conservation Areas
Policy C16 Development within the Vicinity of a LB

NPPF Sections: Core Planning Principles

Chapter 12 (Conserving and Enhancing the Historic Environment)

Local Development Plan:

The successor document for the Brentwood Replacement Local Plan 2005, the new Local Development Plan (LDP), underwent draft stage consultation (Regulation 18) in 2016 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 the plan advances and objections become 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 emerging LDP was the subject of site-focused consultation (Regulation 18) between 29 January and 12 March 2018, identifying proposed development allocations. This will be followed by the Pre-Submission Draft (Regulation 19), currently anticipated to be published in Q3 of 2018. Following this, the LDP will be submitted to the Secretary of State for an Examination in Public in Q4 of 2018. Provided the Inspector finds the plan to be sound it is estimated that it could be adopted in early/mid 2019.

3. Relevant History

- 17/00427/FUL: Construction of temporary portacabins for two years -Application Permitted
- 17/00643/FUL: Redevelopment of site to provide a community hub (sui generis use) at ground floor, offices (Use Class B1) within part of the basement and ground floor and the entirety of the first floor and 19 flats (4 x 1 bed and 15 x 2 bed) at second and third floor level, incorporating elevational alterations, roof extensions, a single storey colonnade extension to east facing elevation and associated improvements to curtilage including new vehicular and cycle parking and landscaping -Application Permitted

4. Neighbour Responses

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 neighbour representation letters were received at the time of writing this report.

5. Consultation Responses

- **Assets Manager:** The Police are only occupying part of their demised area in the Town Hall due to the re-development works that are being carried out. When the Town Hall re-development is completed they will have their locker room and storage room in the Town Hall. This is to store their traffic cones and door battering rams etc that cannot currently be stored in their office. When the Town Hall refurbishment is completed they will be able to store these in their accommodation. They do need the Container to store equipment. The idea is that it is a temporary feature and I am surprised they want it for 4 years.
- **Historic Buildings and Conservation Officer:** Thank you for consulting Conservation in respect of this application, I offer no adverse comments given the proximity of the proposed location of the steel containers from the GV II listed building within the site context.

6. Summary of Issues

Background

The proposal is to accommodate a steel storage container to be used for storing police equipment such as traffic cones and battering rams etc that cannot currently be stored in their office.

The Police are currently only occupying part of their demised area in the Town Hall due to the re-development works that are being carried out. When the Town Hall refurbishment is completed they will be able to store the equipment in their accommodation and the container will be removed.

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 Town Hall site as part of an 'allocation' comprising office use (Policy E2), car park itself however is not allocated for any specific purpose. The storage container is an ancillary use for the principal use, which is an office provision for Brentwood Police. The scale and nature of the development is considered to be appropriate to the location given its temporary use and is therefore considered to accord with policy E2 and E8 and with the 'allocation' identified in the proposals map of the Local Plan.

Design, Character and Appearance

The northern edge of the site is adjacent to the Town Centre Conservation Area boundary and Grade II Listed Building 38 Ingrave Rd. However, the proposed container is 140 metres from the Conservation Area and Grade II Listed Building and therefore it is considered that it would not detract from the historic setting or character or appearance of the area. This view is supported by the Conservation Officer.

The size of the container is modest and whilst its appearance does little to enhance the area, it would not be immediately visible from public vantage points. Furthermore, it would be accepted that temporary structures for a limited period of time will be required in connection with the redevelopment of the Town Hall. As such, the proposal is compliant with policy CP1 (i), (iii) and (viii) of the local plan and chapters 7 and 12 of the NPPF.

Impact on Neighbour Amenity

The car park is well enclosed by mature vegetation and therefore the proposed container would be largely screened from neighbouring properties and is a sufficient distance as to not result in an adverse impact on the living conditions of adjoining neighbouring occupiers.

Parking Considerations

The proposal will result in the loss of one parking space which is allocated for the use of the police and council staff. Given the Town Hall is not currently in use and the use of the car park in conjunction with the temporary offices at Seven Arches Road is only used by a small number of staff it is not considered the loss of one parking space for a temporary period would be unacceptable in this instance.

Conclusion

The proposal, which seeks consent for 18 months, 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 consent with the site restored to its former condition once the permission has ceased.

7. Recommendation

The Application be APPROVED subject to the following conditions:-

1 TIM08 Temporary Permission - Use (Building)

The building hereby permitted shall be removed and the land restored to its former condition on or before 1st November 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 DRA01A Development in accordance with drawings

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.

Informative(s)

1 INF01

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 INF04

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

3 INF05

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, E2, E8, C14, C16, the National Planning Policy Framework 2012 and NPPG 2014.

4 INF22

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND DOCUMENTS

Appendix A – Site Plan