

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0545.24

WARD: Beam Park **Date Received:** 17th April 2024

ADDRESS: Tesco Dagenham Depot, Beam Reach, Consul Ave,
Rainham

PROPOSAL: Propose to install new 2.4m high palisade fence enclosure.

DRAWING NO(S): 03_DAGE_03D
02_DAGE_02E
03_DAGE_03E
02_DAGE_02F
04_DAGE_04A

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application site comprises of Tesco Dagenham Depot in Beam Reach, Consul Avenue in Rainham. The site is located within the Beam Reach Business Park. The area forms part of the London Riverside Business Improvement District and a strategic industrial designation. The site is not located within a conservation area and is not listed (or curtilage listed). The site is located in a flood zone.

DESCRIPTION OF PROPOSAL

The proposal comprises the installation of a 2.4m high palisade fence enclosure on the southern boundary of the site.

RELEVANT HISTORY

- P0307.24; Retrospective application for 2x automatic vehicle carpark barriers with control panel and associated works; Approved with conditions; 17/05/2024
- P1415.23 ; Proposal to install 1x Switch Room container and 1x Ring main unit along with Armco barrier for protection in existing car park' Approve with conditions; 16/01/2024

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comment through direct notification. No comments were

received.

In addition to the above, the following comments have been made by consultees:

Transport for London: No objection. However, state the following:

- The footway and carriageway must not be blocked during the development.
- All vehicles associated with the development during the works must only park at permitted locations within the time periods permitted by existing on-street restrictions.
- In event of any Red Route dispensations are sought for the works, these must be agreed with TfL in writing before the work.

Environmental Health: No objections, subject to conditions.

RELEVANT POLICIES

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The following planning policies are material considerations for the assessment of the application:

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) sets out Government planning policies for England and how these should be applied. Themes relevant to this proposal are:

- Chapter 2 - Achieving sustainable development.
- Chapter 12 - Achieving well-designed places.
- .

London Plan 2021

- D1 London's form, character and capacity for growth.
- D4 Delivering good design.
- D5 Inclusive design
- .

Havering Local Plan 2016-2031

- 26 - Urban design
- .

The Havering Community Infrastructure Levy Charging Schedule

Havering Supplementary Planning Documents (SPDs)

Aspects of the following documents apply to the proposed development though need to be read in combination with newer mayoral guidance:

MAYORAL CIL IMPLICATIONS

Not applicable to the subject proposal, given the proposal would not result in the creation of any internal floor space.

STAFF COMMENTS

The issues arising from this application are the impact on the street scene. In terms of flood risk, it is not considered that the development would give rise to any significant flood risk implications. The principle of the use is established, the proposal replaces an existing fencing. A Flood Risk Assessment has not been submitted.

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used. The application proposes a new residential dwelling.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The works are relatively modest in relation to the existing site, and would provide an appropriate safety barrier for the site. The design of the palisade would blend in with the functional design of the industrial area as a whole.

The proposal replaces a similar boundary fence and would provide visual permeability that will maintain the visual openness of the site.

Taking the above factors into account officers considered that the proposal would integrate satisfactorily with the street scene.

IMPACT ON AMENITY

The proposed palisade fence faces onto the embankment of the adjacent A13 Motorway and Marsh Way. As such, from an amenity perspectives, it is assessed that the proposal fence would not result in neighbour amenity issues.

HIGHWAY/PARKING

The palisade fence and associated works are located on the boundary of the site and there is no significant impact on the highway.

KEY ISSUES/CONCLUSIONS

Upon full review and assessment of the submitted material supporting the application, taking into account all material considerations, officers considered that the objectives of the development plan have been met, and thus planning permission should be approved subject to conditions.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3 Environmental Health

(1) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspecting contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

(2) Following completion of the remediation works as mentioned in (1) above, a "Verification Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reasons: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

Authorising Officer:



Neil Goate

5th July 2024