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**CONSULTATION FROM CASTLE POINT BOROUGH COUNCIL.  
EXTEND EXISTING MEZZANINE FLOOR AND REVISE  
CAR PARKING LAYOUT  
THAMES ESTUARY PLASTICS, ARTERIAL ROAD,  
BENFLEET.**

**1 SUMMARY**

- 1.1 A consultation has been received from Castle Point Borough Council in relation to a planning application submitted to it. The application involves the development, as set out in the title above. Responding to a consultation from a neighbouring Local Planning Authority is a discretionary matter.

**2 PROPOSALS**

- 2.1 The site to which these proposals relate is located to the south side of the Arterial Road to the east of the Rayleigh Weir junction. The building to which the proposals relate is already on the site.
- 2.2 There is already a mezzanine floor throughout approximately half of the eastern side of the building. It is proposed that this be extended throughout almost all of the remainder of this half of the building. This is to allow secure storage for the company, which manufactures credit cards. There will be no external visible change required as a result of the building works associated with the provision of the mezzanine.
- 2.3 The provision of the additional storage space requires that additional car parking be provided on the site, hence the revision to the car parking layout. Officers at Castle Point Council advise that the applicant knows the required number of spaces and that the Planning Authority will seek to ensure that these are acceptably provided.
- 2.4 No additional staffing requirements are anticipated as a result of the proposals.

**3 CONCLUSION**

- 3.1 Given that the building is in a commercial use and located in an area of general commercial activity, that no new building works are proposed and that staffing requirements are not expected to increase as a result of the proposals (and therefore no additional traffic implications) it is considered that the proposals will not have an unacceptable harmful

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impact. It is recommended that no comments need be made in relation to the proposals other than Castle Point Council ensures that an appropriate level of parking provision is made available on the site.

#### **4 RECOMMENDATION**

##### **4.1 It is proposed that the Committee **RESOLVES****

that Castle Point Borough Council be informed that this Authority has no comments to make on the proposals, as set out in this report, other to indicate that, in the consideration of the application an appropriate level of parking provision should be made available on the site.(AHPS)

Shaun Scrutton  
Acting Head of Planning Services

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For further information please contact Kevin Steptoe on (01702) 546366