

Minutes of the Meeting of the Planning Committee held on 19 January 2017 at 6.00 pm

Present: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair), Chris Baker, Colin Churchman, Terry Piccolo and David Potter and Brian Little (substitute for Tunde Ojetola)

Steve Taylor, Campaign to Protect Rural England Representative

Apologies: Councillors Steve Liddiard, Tunde Ojetola and Gerard Rice

In attendance: Andrew Millard, Head of Planning & Growth
Janet Clark, Strategic Lead Operational, Resources and Libraries Unit
Matthew Ford, Principal Highways Engineer
Nadia Houghton, Principal planner
Leigh Nicholson, Development Management Team Leader
Chris Purvis, Principal Planner (Major Applications)
Sarah Williams, School Capital and Planning Project Manager
Vivien Williams, Planning Lawyer
Charlotte Raper, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting may be filmed and was being recorded, with the audio recording to be made available on the Council's website.

76. Minutes

The minutes of the Planning Committee meeting held on 15 December 2016 were approved as a correct record, subject to clarification regarding the declaration of interests at Councillor Churchman's request.

Upon listening to the recording of the Planning Committee meeting (15 December 2016) it can be confirmed that the declaration of interest was made by Councillor Ojetola, not Councillor Churchman as the minutes state.

77. Item of Urgent Business

There were no items of urgent business.

78. Declaration of Interests

There were no declarations of interest.

79. Declarations of receipt of correspondence and/or any meetings/discussions held relevant to determination of any planning application or enforcement action to be resolved at this meeting

No Members declared receipt of any correspondence regarding any of the applications to be resolved at this meeting.

80. Planning Appeals

The report provided information regarding planning appeals performance.

RESOLVED:

The report was noted.

81. 16-01035-TBC - The Tops Social Club, Argent Street, Grays, Essex, RM17 6JU

The Chair reminded the Committee that this application had been deferred from a previous meeting at which Councillors Churchman and Little had not been present. These Members were therefore ineligible to join the debate or cast a vote on this item.

The Committee heard that the application had been deferred from the meeting of the Planning Committee held on 20 October 2016 to allow revisions regarding parking provision, the viability of the retail unit and the proposed layout of the playground. The revised plans offered increased parking provision and an improved play space. The ground floor retail unit featured within the previous application had now been omitted and replaced by a glazed entrance foyer. The Committee were advised that there were two updated plans received since the agenda was published, those ending in ref 1602 rev E and 1603 rev E instead of ending in revision D. Also an additional plan 1605 was included for the purposes of the plan list and condition 2.

Councillor Piccolo stated he was pleased to see that the revised application had resolved all the Committee's previous concerns and as a result he was now minded to support the application.

The Chair echoed these sentiments, agreeing that the revised application was much better than its predecessor. He added that it showed the potential of the Planning Committee to get positive changes, and offered thanks to the officers for their work. The application offered 100% affordable housing and the additional tree planting and increased parking was welcome.

It was proposed by Councillor Wheeler and seconded by Councillor Baker that the application be approved, subject to conditions, as per the Officer's recommendation.

For: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair),
Chris Baker, Terry Piccolo and David Potter.

Against: (0)

Abstain: (0)

82. 16/01374/FUL - Barn To North East Of St Cleres Hall, Stanford Road, Stanford Le Hope, Essex, SS17 0LX

This application was withdrawn prior to the meeting of the Planning Committee.

83. 16/01499/TBC - Aveley Primary School, Stifford Road, Aveley, Essex, RM15 4AA

Members were informed that the application sought temporary planning permission for a period of 5 years for two demountable classroom buildings. Although the site was within the Green Belt, the additional buildings would only represent a 6% increase to the floor space which was considered proportionate and would not create any openness issues. The buildings were required to accommodate the increased number of children at the school.

Councillor Piccolo noted that the buildings were already on site and asked how long they had been there. The Committee heard that the buildings were not yet in use, but had been on site since October 2016. Councillor Piccolo accepted that this was not an unreasonable length of time prior to the application being heard by the Committee.

It was proposed by Councillor Kelly and seconded by Councillor Churchman that the application be approved, subject to conditions, as per the Officer's recommendation.

For: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair), Chris Baker, Colin Churchman, Terry Piccolo and David Potter and Brian Little.

Against: (0)

Abstain: (0)

84. 16/01550/TBC - Belhus Park Leisure Complex, Belhus Park Lane, Aveley, Essex, RM15 4QR

Members were informed that the application sought planning permission for the re-roofing of the leisure building and provision of new air conditioning units. The change would be minimal. Although the site was within the Green Belt, the proposed development complied with local and national Green Belt policies, would occur entirely within the existing footprint and would improve the building's appearance.

It was proposed by Councillor Little and seconded by Councillor Churchman that the application be approved, subject to conditions, as per the Officer's recommendation.

For: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair), Chris Baker, Colin Churchman, Terry Piccolo and David Potter and Brian Little.

Against: (0)

Abstain: (0)

The meeting finished at 6.17 pm

Approved as a true and correct record

CHAIR

DATE

Any queries regarding these Minutes, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk