

Minutes of the Meeting of the Planning Committee held on 9 February 2023 at 6.00 pm

Present:	Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Sue Shinnick and Lee Watson
Apologies:	Councillors Terry Piccolo, James Thandi and Steve Taylor, Campaign to Protect Rural England Representative
In attendance:	Leigh Nicholson, Assistant Director of Planning, Transport and Public Protection Jonathan Keen, Interim Strategic Lead Development Services Matthew Gallagher, Major Applications Manager Caroline Robins, Legal Representative (via Microsoft Teams) Kenna-Victoria Healey, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

66. Minutes

The minutes of the meeting held on 1 December 2022 and 5 January 2023 were approved as a true and correct record.

67. Item of Urgent Business

There were no items of urgent business.

68. Declaration of Interests

The Chair of the Committee declared an interest in item 9 on the agenda, London Gateway Logistics Park Local Development Order, as he worked for DP World and would therefore remove himself from the meeting for this item.

69. 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

Councillor Arnold declared he had received an email in relation to 22/01241/FUL - The Hollies, Rectory Road, Orsett (Deferred). It was confirmed this was sent to all Planning Committee Members.

70. Planning Appeals

The Assistant Director of Planning, Transport and Public Protection presented the report to Members.

RESOLVED:

That the report be noted.

71. 22/01241/FUL - The Hollies, Rectory Road, Orsett (Deferred)

The report was presented by the Interim Strategic Lead Development Services.

Councillor Kelly Chair of the Committee, thanked officers for the update report and as there were no questions proposed the officer recommendation of refusal

For: (2) Councillors Paul Arnold and Adam Carter

Against: (3) Councillors Tom Kelly (Chair), Sue Shinnick and Lee Watson

Abstained: (0)

The Assistant Director of Planning, Transport and Public Protection advised the Constitution was clear and set out that if the committee were still of the same view, Members would need to again consider its reasons for granting the application and the weight given to those reasons.

Councillor Kelly Chair of the Committee then worked through the reasons given at the last meeting (5 January 2023) which were outlined in the agenda at pages 35 to 39 and in doing so afforded the following weight to each:

- A) Moderate Weight
- B) Substantial Weight
- C) Members accepted there were no objections – No Weight given
- D) Moderate Weight
- E) Moderate Weight
- F) Moderate Weight
- G) Moderate Weight
- H) Accepted comments made – No Weight given

Substantial weight was given to the reasons that harm would be cause to the Greenbelt and the area was located within a conservation area.

Members considered that the matters put forward at A – H above, in combination clearly outweighed the harm to the Green Belt.

The Chair of the Committee then proposed a recommendation of approval and was seconded by Councillor Watson.

For: (3) Councillors Tom Kelly (Chair), Sue Shinnick and Lee Watson

Against: (2) Councillors Paul Arnold and Adam Carter

Abstained: (0)

The Chair then left the meeting at 6.23pm and handed over to the Vice-Chair to Chair the next item.

72. London Gateway Logistics Park Local Development Order

The report was presented by the Major Applications Manager.

Councillor Arnold enquired in terms the consultation; how would residents be made aware the consultation was happening. The Major Applications Manager explained the consultation would include press notices, site notices in the area of the Local Development Order (LDO) and possibly an evening event would be held. The Committee were further advised the consultation would also go live on Council's website. It was commented that the report could be brought back to the Committee at a later date to keep them updated with the progress.

It was sought by Councillor Watson as to the proposed timeline as the existing LDO was due to run out in November 2023. She further enquired if there was an overlap due to the LDO running out and the new one not being in place. The Major Applications Manager explained that mid-summer surveys were required to be completed to inform the Environmental Impact Assessment, therefore Officers were estimating completion of this document around September. Which they knew was a tight deadline and was part of the reason the recommendation sought delegated authority.

Members heard Officers were looking at ways to bridge the gap, should the LDO currently in place run out before the new one was agreed. This included a grace period (transitional arrangements) as long as any decisions were in line with the current LDO. The Major Applications Manager advised Members that legal advice had been taken to ensure if this was to happen then a robust process was in place and as a last resort then individual planning applications would have to be submitted.

The Vice-Chair welcomed the report, she thanked the Major Applications Manager for the work undertaken to get to this stage and for seeking Members agreement early to enable decisions to be made swiftly when required.

She continued by asking that the relevant Ward Members be kept updated and contacted when Officers were ready to go out to consultation as they would be able to assist with promoting the consultation among residents.

RESOLVED:

- 1. To note this report and the progress made on LDO2**

2. **To delegate authority to the Assistant Director of Planning, Transport & Public Protection and Major Applications Manager to continue progressing draft LDO2, including the stages of Environmental Impact Assessment (EIA) screening and scoping and Habitats Regulations Assessment (HRA) screening and also including delegated authority to undertake statutory consultation and publicity as soon as the draft Order and supporting documentation is complete.**

The Chair came back into the meeting at 7.05pm

73. 22/01603/TBC - Poole House, Godman Road, Chadwell St Mary, Essex

The report was presented by the Interim Strategic Lead Development Services.

The Chair of the Committee proposed the officer recommendation to approve the application and was seconded by Councillor Polley.

For: (6) Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Adam Carter, Sue Shinnick and Lee Watson.

Against: (0)

Abstained: (0)

The meeting finished at 7.09 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**