

## **Minutes of the Meeting of the Planning Committee held on 26 May 2016 at 6.00pm**

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**Present:** Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair), Chris Baker, John Kent, Steve Liddiard, Tunde Ojetola, David Potter and Gerard Rice

Steve Taylor, Campaign to Protect Rural England Representative

**In attendance:** Andrew Millard, Head of Planning & Growth  
Nathan Drover, Principal Engineer  
Matthew Gallagher, Principal Planner  
Nadia Houghton, Principal Planner  
Jonathan Keen, Principal Planner  
Leigh Nicholson, Development Management Team Leader  
Vivien Williams, Planning Lawyer  
Jessica Feeney, Senior Democratic Services Officer  
Charlotte Raper, Senior Democratic Services Officer

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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.

### **143. Minutes**

The minutes of the Planning Committee held on the 7 April 2016 were approved as a correct record subject to Cllr C Baker's vote on item 15/01522/FUL Stables , Hatch Farm which stated that he was for the application when he voted against.

### **144. Item of Urgent Business**

There were no items of urgent business.

### **145. Declaration of Interests**

There were no declarations of interest.

### **146. 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**

All Members received correspondence related to application 15/01483/FUL.

### **147. Planning Appeals**

The report before Members provided information with regard to appeals performance.

**RESOLVED:**

**The report was noted.**

**148. 15/01483/FUL - Land east of St. Andrew's Road, north of Gaylor Road and west of Dock Road, Tilbury.**

Application 15/01483/FUL appeared on the agenda for the Planning Committee meeting on 7 April 2016. However, prior to the meeting Officers received a formal request from the applicant for the application to be deferred. The reason given by the applicant was to allow for further discussions regarding the following recommended planning conditions

- 16 (freight quality management plan),
- 17 (operational performance plan),
- 22 (construction working hours),
- 30 (mezzanine floors),
- 31 (low emissions strategy),
- 35 (secondary access) and
- 37 (staff change-over periods).

Members were informed that since the deferral of the application from the April Committee, meetings have been held between Officers and the applicant and between the applicant and Highways England.

Members discussed potential air quality impacts in the surrounding area. The Principal Planner highlighted that a low emission strategy had been captured and that no objections were received from the Air Quality Officer.

Committee Members praised the proposed roundabout which would enable HGVs to make a U turn back out of Tilbury if they had travelled in the wrong direction. It was highlighted that the roundabout would decrease the number of movements through Tilbury Town and reduce the number of vehicles speeding.

Councillor Kent stated that Thurrock had around 1400 unemployed individuals and it was questioned if there had been discussions with the developers on how the new vacancies would benefit Thurrock. The Principal Planner confirmed that the employment skill plan would be shared with Members before implementation.

Councillor Ojetola asked for clarification on the Tilbury Travel Plan Steering Group and questioned what powers it had, the Principal Planner enlightened Members that the steering group had various powers including night time enforcement arrangements. Councillor Ojetola proposed that local residents

would require the opportunity to become members of the Tilbury Travel Plan Steering Group. This was seconded by Councillor Liddiard.

Councillor Kelly questioned what mitigations were in place at weekends. The Principal Planner highlighted to members that there would be no external storage of goods, machinery, plant or materials on the site, unless otherwise agreed in writing by the local planning authority.

It was proposed by Councillor Liddiard and seconded by Councillor Wheeler that the application be approved.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent  
Steve Liddiard, Tunde Ojetola, David Potter, Gerrard Rice

Against: (0)

Abstain: (0)

**RESOLVED:**

**That the application be approved subject to conditions and the revised conditions detailed in the update report**

**149. 16/00361/FUL - 6 Tennyson Avenue, Grays, Essex, RM17 5RG**

The Principal Planner informed the committee that the application sought permission to convert the existing dwelling into 3 x 1 bedroom flats. One flat would cover the ground floor, one on the first floor and one over the first floor and within the roof space. The residential annexe to the rear of the garden would also be used as an independent dwelling. Two parking spaces would remain on the frontage and four would be provided in the rear garden area.

The Committee were informed of the following concerns.

- The significant intensification of use of the building for 3 flats would have a detrimental impact on the character of the wider area which is characterised by larger houses.
- The use of the building to the rear of the site also raised amenity concerns.
- The provision of car parking in the rear garden of the dwelling. The introduction of 4 car parking spaces would impact on the amenities of nearby residential and would introduce a level of activity not usually found in a rear garden.
- The proposed kitchen at first floor level adjacent to the boundary with No 8 Tennyson Avenue would lead to overlooking of the private garden of that dwelling to the detriment of the privacy and amenity of the occupiers of that property.

Councillor Ojetola questioned if there were any other similar developments within the vicinity, the Principal Planner confirmed that there was not.

The Chair invited the applicant Michael Sherriff, to make his supporting statement to the Committee.

It was proposed by Councillor Kelly and seconded by Councillor Ojetola that the application be refused.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent  
Steve Liddiard, Tunde Ojetola, David Potter, Gerrard Rice

Against: (0)

Abstain: (0)

**RESOLVED:**

**That the application be refused.**

**150. 15/00268/FUL - Land South Of Railway Line Adjacent Purfleet Distribution**

The application sought full planning permission for use of land for vehicular storage, formation of hard standing and associated infrastructure works including erection of lighting and CCTV columns, erection of fencing, and drainage infrastructure on land at the former Paper Mills site, London Road, Purfleet.

The Committee adjourned at 19.35 to read a letter regarding the application which was received late by Planning Officers. The Committee reconvened at 19.45

Councillor Ojetola queried if discussions had taken place between the developers and the regeneration team, it was confirmed that discussions were on going with Thurrock Councils regeneration team and the Purfleet centre regeneration team.

The Chair invited the agent Mike Lewis, to make his supporting statement to the Committee.

Members discussed the result of the transport assessment. The Principal Engineer informed members that the transport assessment provided no significant harm, it was confirmed that the approaching road to the proposed application would be widened into two lanes to reduce traffic.

The Chair of the Committee suggested that the flood lights were switched off when not in use, the Principal Planner informed members that the flood lights would be of use 24/7 although a modern design would prove efficient.

Councillor Kent felt that the approval of this application may risk undermining confidence in the commitment that Thurrock has to Purfleet regeneration.

It was proposed by Councillor Kelly and seconded by Councillor Rice that the application be approved.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, Steve Liddiard, Tunde Ojetola, David Potter, Gerrard Rice

Against: Councillor John Kent

Abstain: (0)

**RESOLVED:**

**That the application be approved.**

**151. 16/00232/FUL - Malgraves Meadow Lower Dunton Road, Horndon On the Hill**

Members were informed that the application sought retrospective planning permission for the retention of a biomass building containing a biomass boiler with external flue and associated wood storage. The site was bordered by open agricultural land to the immediate south, north and west with the land to the immediate east being part of the residential curtilage of Malgraves Meadow. The entire site was within the Green Belt.

Members were enlightened that the building had been erected in October 2015 without any planning permission.

Councillor Ojetola questioned if any proposals on the plan had been agreed, the Principal Planner confirmed that there was no proposals agreed.

It was proposed by Councillor Kelly that the committee visited the site, the proposal was seconded by Councillor Rice. The proposal was rejected.

It was proposed by Councillor Baker and seconded by Councillor Wheeler that the application be refused.

For: Councillors, Kevin Wheeler, Chris Baker, John Kent, Steve Liddiard, Gerrard Rice

Against: Councillor David Potter

Abstain: Councillors, Tom Kelly, Tunde Ojetola,

**RESOLVED:**

**That the application be refused.**

It was proposed by Councillor Baker and seconded by Councillor Wheeler that the application be subject to enforcement action.

For: Councillors, Kevin Wheeler, Chris Baker, John Kent, Steve Liddiard, Gerrard Rice

Against: (0)

Abstain: Councillors, Tom Kelly, Tunde Ojetola, David Potter

**RESOLVED:**

**That enforcement action was approved.**

**152. 16/00165/FUL - Pallet On Land Opposite National Grid Stoneness Road.**

The application sought planning permission for the retention of the use of the land for the open storage of pallets.

Councillor Ojetola questioned why they had applied for five years temporary planning permission instead of permanent planning permission. Members were informed that the applicant had specifically requested for five years planning permission as this would enable them to consider their options at the end of the term.

It was proposed by Councillor Kelly and seconded by Councillor Liddiard that the application be approved subject to conditions

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Steve Liddiard, David Potter, Gerrard Rice

Against: (0)

Abstain: Councillor Tunde Ojetola,

**RESOLVED:**

**That the application be approved subject to conditions**

**153. 16/00164/FUL - Thurrock Motorcycle Training Stoneness Rod West Thurrock**

Members were enlightened that planning permission sought retention of the use for the land as a motorcycle training centre for a temporary period of five years. The application involved the retention of two modular buildings and three containers associated with the operational use of the site.

Councillor Ojetola queried how long the Thurrock Motorcycle Training had been operating prior to 2012. The Principal Planner confirmed that it had been operating on site since 2007.

It was proposed by Councillor Kelly and seconded by Councillor Liddiard that the application be approved subject to conditions

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Steve Liddiard, David Potter, Gerrard Rice

Against: **(0)**

Abstain: Councillor Tunde Ojetola,

**RESOLVED:**

**That the application be approved subject to conditions**

**The meeting finished at 8.53 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](mailto:Direct.Democracy@thurrock.gov.uk)**