

Minutes of the Meeting of the Planning Committee held on 30 June 2016 at 6.00 pm

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

Apologies: Councillors Steve Liddiard, Gerard Rice and Steve Taylor

In attendance:
Andrew Millard, Head of Planning & Growth
Janet Clark, Strategic Lead Operational, Resources and Libraries Unit
Matthew Ford, Principal Highways Engineer
Jonathan Keen, Principal Planner
Leigh Nicholson, Development Management Team Leader

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.

12. Minutes

The minutes of the Planning Committee held on the 26 May 2016 were approved as a correct record.

13. Item of Urgent Business

There were no items of urgent business.

14. Declaration of Interests

There were no declarations of interest.

15. 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

The Chair of the Committee declared that he had received correspondence related to application 15/00579/FUL - Grays Gas Holder Station London Road Grays Essex RM17 5YB.

16. Planning Appeals

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

RESOLVED:

The report was noted.

17. 15/01237/FUL - 9 South Road South Ockendon Essex RM15 6NU

The Principal Planner addressed the Committee explaining the previous applications (planning application ref. 14/01377/FUL and 15/00585/FUL) were considered by the Committee. The current application presented to the Committee would involve the conversion and remodelling of the existing frontage building and redevelopment of the remainder of the site to provide a total of 12 dwellings comprising of 8x two bedroom flats and 4x two bedroom mews-style houses.

Once completed the converted building would be two storeys, with a two storey side extension. The rear building would be two storeys, with a shallow pitched zinc roof located to the rear of the site close to the boundary of St Nicholas Church.

Members were advised that proposals were to also include the use of existing access with the provision of 12 parking spaces and landscaping.

During the debate Councillor Wheeler commented that he felt the application would be better for Old Ockendon.

Councillor Ojetola questioned parking spaces on South Road and the process of the refuse collections. The Principal Highways Officer informed the Committee that there was to be 1 parking space per unit. In relation to refuse collections, there was to be a refuse bin accessible for all residents.

The Chair of the Committee stated it was regrettable that parking could not be of better-quality.

It was proposed by Councillor Kelly and seconded by Councillor Wheeler that the application be approved, subject to conditions and completion of section 106 agreement regarding education contributions and affordable housing.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

The application be approved, subject to conditions and completion of section 106 agreement.

18. 15/00579/FUL - Grays Gas Holder Station London Road Grays Essex RM17 5YB

The Principal Planner introduced the report and in doing so, highlighted the following:

- The application proposed the redevelopment of the former British Gas gasholder site for 187 dwellings, a mixture of flats and houses.
- The site was effectively in two parts, the developable area in an approximate 'U shape' around the retained woodland area to the northern part of the site. The proposal would include a live frontage to London Road, with the main access point being approximately halfway between the roundabouts with Argent Street and the Aldi supermarket car park.
- In addition the site would contain a mixture of terraced, semi-detached and detached properties. The flatted blocks would be towards the centre of the site creating a focal point and keeping the higher buildings away from the boundaries of the site.

Officers advised the Committee that the site lay close to Grays Town Centre and was a brownfield site. Members were further notified Government guidance and local policy sought to make the best use of existing brownfield land to prevent the need to release Green Belt land for new development.

Committee Members were then advised that neighbours and elected Members had raised concerns about highways and parking provision on the site. The applicant had spent considerable time during the application process working with the Council's highways officer on revisions to the scheme.

Members raised concerns as to the traffic congestion on London Road linked to Argent Street and Wharf Road. Highways Officers informed the Committee that a full Transport Assessment had been carried out within the area which had identified as the proposal would be acceptable.

Councillor Ojetola questioned the amount of school places available as the application proposed 187 dwellings; he commented that the local school would not be able to accept all children from the area.

The Strategic Lead Operational, Resources and Libraries Unit explained that enquires were being made to see if any schools would be happy to expand and increase their class intakes. She assured the Committee that the demand for school places would be met.

Councillor Kent enquired as to the percentage of affordable housing. The Principal Planner explained that 16% would be affordable housing; this was lower than the 35% normally required by policy as the cost to the developer to redevelop the site would be increased as it was a brownfield site that required decontamination

The Chair invited the Ward Councillor, to make her statement in objection to the Committee.

The Chair invited the agent, to make his statement in support to the Committee.

During the debate Members raised the following points:

1. Access to site would increase traffic congestion along London Road and surrounds roads;
2. School placements within the area were limited, would the Council be able to meet the demand of additional children and;
3. The percentage of affordable housing was felt to be too low.

The Highways Officers commented that it may be possible to relocate the bus stop on London Road and amend the width of the highway under s S.278.

It was proposed by Councillor Kelly that the application be approved, subject to conditions and section106 agreement.

As the proposal was not seconded it was further proposed by Councillor Ojetola that the application be refused. This was seconded by Councillor Kent.

For: Councillors Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(5)**

Against: Councillors Tom Kelly **(1)**

Abstain: **(0)**

Members put forward matters 1, 2 and 3 above as reasons or refusal. The Head of Planning and Growth indicated that the reasons put forward were considered to be tentative and that in accordance with the Council's Constitution Officers should be given the opportunity to review the reasons and provide a new report to a subsequent Committee for Members to outline the implications of taking a contrary decision.

RESOLVED:

That the application be deferred to the next meeting of the Planning Committee to allow Officers to put forward a report outlining the implications of refusal.

19. 16/00458/FUL - Treetops School Dell Road Grays Essex RM17 5JT

The Principal Planner presented the report and in doing so, highlighted the following:

- Since the report on the application was written 2 additional neighbour letters had been received echoing the concerns by residents as detailed in the report.
- A petition of 24 signatures had been received from the residents of Dell Road (41-57) & The Barn, Dell Road (109). The petition stated:

“We, the current residents of Dell Road (41-57) & The Barn, Dell Road (109) are petitioning the Council for a permanent Barrier to all Vehicles other than emergency and refuse at a point to be established on Dell Road. The purpose of this petition is to create a ‘cul-de-sac’ for the named properties with entrance and exit via Ward Avenue only.

The demand is being made to the council as a collective response to the proposed development at Treetops School and we make the demand to protect and insulate us from the extra vehicle traffic, which will be created by this development both during and after the build. It is our firm belief that the extra vehicle traffic created will be detrimental to our part of Dell Road and to the health and safety of our families.”

Members were advised the area where the petitioners wished to create the cul-de-sac fell outside of the land within the applicant’s ownership or control and therefore could not be considered as part of the current planning application. This would need to be considered separately by the Council as a Highways Authority.

The Principal Officer explained that the application proposed the redevelopment of the former Treetops school site for 74 dwellings, a mixture of flats and houses. The houses were to be 2-3 storey and the flats would be contained within 3-4 storey blocks.

The woodland area to the south of the site was to be transferred to the Land Trust as part of the Section 106 Agreement, with a viewing platform and access to be provided to allow the public to use and enjoy the area.

Councillor Wheeler sought confirmation that the proposed site was not Green Belt land. Planning Officers confirmed the site was a brownfield site.

Members enquired as to the listed building located on the site boundary and were advised by Officers that it was considered that no harm would be caused to the building should the application be approved.

Councillor Ojetola queried the details of the petition, to which Highway Officers confirmed they would be happy to meet with the lead petitioner to discuss residents’ concerns.

Councillor Kent questioned as to when access works were to be carried out on the site. Highways Officers informed Members that discussions with the

developer in relation the accessibility to the site had taken place. The Committee were further advised that the widening of the road and access to the site were covered under the legal agreement and conditions.

The Chair invited a resident, to make his statement in objection to the Committee.

The Chair invited the Ward Councillor, to make his statement in objection to the Committee.

The Chair invited the agent, to make her statement in support to the Committee.

It was proposed by Councillor Ojetola and seconded by Councillor Wheeler that the application be deferred subject to a site visit.

For: Councillors Kevin Wheeler, Chris Baker, Tunde Ojetola and David Potter **(4)**

Against: Councillors Tom Kelly and John Kent **(2)**

Abstain: **(0)**

RESOLVED:

That the application be deferred subject to a site visit.

20. 16/00324/FUL - Fresh Fill 64 Orsett Road Grays Essex RM17 5EH

The Principal Planner addressed the Committee explaining that the application had been presented to the Planning Committee as the application was connected with a relative of a member of staff within the Environment and Place Directorate.

Members were advised that the proposal sought planning approval for a new shop front including entrance doors and new windows.

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

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

The application be approved, subject to conditions.

21. 16/00406/TBC - Riverside Business Centre Fort Road Tilbury Essex RM18 7ND

Before Officers presented their report Councillor Kent sought legal advice as to whether he would be able to join in discussions, as he was a member of the previous Cabinet. The legal adviser informed Councillor Kent that if he felt he could hear the application with an open mind then it was satisfactory for him to partake in the discussions of the application.

The Principal Planner presented the application to the Committee informing that it sought planning permission for the construction of a single detached building hosting 20 new business units. The proposal included the reconfiguration of existing parking areas to provide additional parking to meet the requirements of the new and existing business units.

Members were advised Thurrock Council's Enterprise Hubs Programme was approved by Cabinet in July 2014. The provision of enterprise units - well-designed flexible workspace with flexible terms, were a key part of the Council's Regeneration Strategy which sought to support economic growth and create employment opportunities.

It was proposed by Councillor Kelly and seconded by Councillor Wheeler that the application be deemed granted, subject to conditions.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

That the application be deemed granted, subject to conditions.

22. 16/00580/FUL - Squibb Demolition Wharf Road Stanford Le Hope Essex SS17 0EH

The Principal Planner addressed the Committee raising the following points:

- Since the completion of the report, 4 additional letters had been received, the letters reflected existing concerns about access to the site, vehicle movements and concerns over the use of the site.
- Furthermore, since the publication of the Agenda additional clarification had been received from the Environmental Health and Highways Officers. They were satisfied that the detail submitted in relation to the Construction Management Plan, wheel washing, lighting, and access were all acceptable.

Members were advised that a similar previous application which gave outline planning permission for the site was considered in October 2015.

The application sought permission for the same use that was currently being carried out and for an office building on the western side of the site and a storage building within the yard area.

The Committee were notified following the approval in October 2015 the applicant had reconsidered the site layout and had decided it would be preferable for operational reasons to have a single building with the office facilities and storage contained within it. The current application therefore comprised a single building with the office facilities located on the western side of the building and the storage facilities within the rest of the building.

Members sought as to the difference between the previous and current applications. Officers explained there had been no material change in circumstances since the time of the previous application and confirmed the office would be incorporated with the main building.

It was proposed by Councillor Kelly and seconded by Councillor Ojetola that the application be deemed granted, subject to conditions.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

That the application be approved, subject to conditions.

23. 16/00566/REM - Squibb Demolition Wharf Road Stanford Le Hope Essex SS17 0EH

The Principal Planner introduced the report notified the Committee since the completion of the report 3 additional letters had been received. The letters reflected existing concerns about the proposed use, the access to the site and HGV movements.

The application sought reserved matters approval for landscaping at the site, however did not involve consideration of any other matters. Members were advised that outline permission was approved at Committee in October 2015.

Members were further advised the proposed landscaping would comprise planting between the main yard area, the office, car park to the west and planting within the car park.

It was proposed by Councillor Kelly and seconded by Councillor Ojetola that the application be deemed granted, subject to conditions.

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

That the application be approved, subject to conditions.

24. 16/00497/TBC - Stifford Clays Primary School Whitmore Avenue Stifford Clays Grays Essex RM16 2JA

The application was introduced to the Committee, informing Members that permission was sought to retain an existing classroom, previously granted temporary permission for 3 years, for one additional year.

Members were advised that the applicant advised officers the facilities were required for the continued provision of education whilst future plans were developed to respond to the growing demands upon the school.

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

For: Councillors, Tom Kelly, Kevin Wheeler, Chris Baker, John Kent, Tunde Ojetola and David Potter **(6)**

Against: **(0)**

Abstain: **(0)**

RESOLVED:

That the application be deemed to be granted.

The meeting finished at 8.05 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**