

## Minutes of the Meeting of the Planning Committee held on 20 October 2016 at 6.00 pm

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

Steve Taylor, Campaign to Protect Rural England Representative

**In attendance:** Andrew Millard, Head of Planning & Growth  
Matthew Ford, Principal Highways Engineer  
Leigh Nicholson, Development Management Team Leader  
Vivien Williams, Planning Lawyer  
Nadia Houghton, Principal planner  
Sarah Williams, School Capital and Planning Project Manager  
Chris Purvis, Principal Planner (Major Applications)  
Jessica Feeney, 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.

### **49. Minutes**

The Minutes of the meeting held on the 22 September were approved as a correct record.

### **50. Item of Urgent Business**

There were no items of urgent business.

### **51. Declaration of Interests**

There were no declarations of interest.

### **52. 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 G Rice received correspondence in relation to application 16/00412/OUT and 15/00379/OUT as these applications were in his ward.

### **53. Planning Appeals**

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

**RESOLVED:**

**The report was noted.**

**54. 16/00412/OUT- Star Industrial Estate, Linford Road, Chadwell St Mary, Essex**

Councillor Tunde Ojetola arrived at 6.18pm.

Members were enlightened that the application sought outline planning permission for the residential redevelopment of the site for up to 203 dwellings, with all matters reserved apart from access. Matters of appearance, landscaping, layout and scale are reserved for subsequent approval.

Members were informed that the applicant had been working closely with the Highway Officer regarding the Transport Assessment which demonstrated the level of traffic generation of the proposal and its likely impact.

The applicant submitted a revised version of the Transport Assessment which showed that additional traffic flows from the development at the junction was shown to worsen the capacity at the junction; however, the traffic flows would not impact severely on the operation of the junction. As a consequence, the Highway Officer raised no objections in principle to the proposals, subject to a mitigation package regarding impact upon the Cross Keys junction.

Members discussed parking, it was explained that there would be 184 car parking spaces in relation to the 200 dwellings. Councillor Piccolo question what the requirement was for parking in the policy, Members were informed that this was 2 spaces for a house and 1 and a half spaces for a flat and had been secured via planning condition.

Councillor Rice praised the application highlighting that this was something that the community was in favour of due to its 35% affordable housing scheme and funds towards education. The Committee were also made aware that residents were optimistic that the development would reduce the number of heavy goods vehicles traveling through Chadwell.

It was proposed by Councillor Rice and seconded by Councillor Baker that the application be approved as per the Officer recommendation.

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

Against: (0)

Abstain: (0)

**55. 15/00379/OUT - Land Adjacent 39 And 41 And To The South Of St Johns Road, Chadwell St Mary, Essex**

Members were advised that the application sought outline planning permission (with all matters reserved for a subsequent application apart from access) for the proposed residential redevelopment of land between and to the rear of 39 and 41 St John's Road, consisting of up to 43 dwellings, landscaping and new access. This application was originally submitted for 133 units across a much larger site area encompassing the land to the rear of 39 and 41 St John's Road and an area of Green Belt land to the immediate south which would link to the Star Industrial Estate to the south east. The application had subsequently been significantly reduced in scale and size to that which was now being considered.

The proposals involved the re-use of the existing access into the site from recently approved residential development at St John's Road currently under construction. An additional access on to the site from the existing St John's Road to the immediate north is also proposed although it had been agreed with the applicant that this second access would be downgraded to pedestrian only access. The application also includes an area of Green Belt land to the south to be changed to publicly accessible open space for the benefit of local residents.

Members were informed that at the time of drafting the committee report, the applicant had been working to resolve the objection raised by the Council's Flood Risk Manager. These concerns had now been addressed and there were no flood risk objections to the proposal.

Councillor Ojetola questioned with the land being of a green belt aspect did it need to carry out the procedural tests. The Planning Officer confirmed that the proposal complied with the objectives of the NPF with regards to improvements to areas of recreation and outdoor space and improving access to the Green Belt.

Councillor Rice praised the application highlighting that this was something that the community was in favour of due to its 35% affordable housing scheme and funds towards education.

It was proposed by Councillor Rice and seconded by Councillor Ojetola that the application be approved as per the Officer recommendation.

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

Against: (0)

Abstain: (0)

**56. 16/01035/TBC - The Tops Social Club, Argent Street, Grays, Essex, RM17 6JU**

Members were informed that the application sought planning permission for the redevelopment of the Tops Social Club site; the 4/5 storey development proposed would offer 29 dwellings [100% affordable] in the form of 23 flats and 6 maisonettes as detailed in the summary table below. The development would also provide a retail unit on the ground floor. As part of the development, the existing playground to the northern part of the site would be removed and a new playground provided.

Members raised a concern regarding the number of parking spaces for the development. Members were informed that the parking spaces were not allocated to the residents, but that were offered as part of the development and are considered by the Council's Highways team to represent an extension of the existing Parking Permit Area to the north along Exmouth Road. A future resident could apply to the Council's Highways team for a parking permit to park in the allocated areas throughout Seabrooke rise and the new 8 spaces.

Councillor Kent questioned if there were currently any parking issues in the parking permitted area in Grays. The Highways Officer informed the committee that there were currently issues including commuter parking, members were made aware that this was currently being investigated.

Councillor Rice highlighted that the previous outline planning permission had more car parking spaces.

The Chair welcomed the agent to make his statement of support to the Committee.

Councillor Wheeler declared that he supported the application and was minded not to refuse on the grounds of parking issues, it was added further that Thurrock needed more homes and that these were affordable housing units.

Members praised the design of the development. The Chair of the Committee shared a concern regarding the parking provision provided, it was added further that similar applications had been approved in the past and it was felt that there was no concise material to object on.

Members were concerned regarding the movement of the playground and reduction in size and the impact of parking on the current residents.

Councillor Rice stated that a retail shop was not required, as there were many within the surrounding area.

Councillor Rice and Councillor Kent stated that the application was very different from the outline planning permission granted.

It was proposed by Councillor Kelly and seconded by Councillor Ojetola that the application be deferred to the next committee for discussions regarding parking provision, revisiting the previous outline permission, the need for the proposed retail unit and the proposed playground changes.

For: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair),  
Chris Baker, John Kent, Steve Liddiard, Tunde Ojetola,  
Terry Piccolo, David Potter and Gerard Ricer

Against: John Kent, Gerrard Rice

Abstain: (0)

**The meeting finished at 7.40 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)**