

Minutes of the Meeting of the Planning Committee held on 24 November 2016 at 6.00 pm

- Present:** Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair),
Chris Baker, Colin Churchman, Steve Liddiard, Tunde Ojetola,
Terry Piccolo, David Potter and Gerard Rice
- Richard Bowyer, Thurrock Business Association Representative
- In attendance:** Andrew Millard, Head of Planning & Growth
Matthew Gallagher, Principal Planner
Leigh Nicholson, Development Management Team Leader
Chris Purvis, Principal Planner (Major Applications)
Vivien Williams, Planning Lawyer
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.

57. Minutes

The minutes of the Planning Committee held on the 20 October 2016 were approved as a correct record, subject to removing Councillor Ojetola's vote on item 16/00412/OUT.

58. Item of Urgent Business

There were no items of urgent business.

59. Declaration of Interests

Councillor Churchman declared a non-pecuniary in relation to application 14/01278/FUL as he was a councillor in Chadwell St Mary and had previously discussed the application. It was confirmed that the application would be considered on its own merits.

60. 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 of the committee received correspondence in relation to application 16/01242/FUL and 16/01228/REM.

61. Planning Appeals

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

RESOLVED:

The report was noted.

62. 16/01228/REM - Intu Lakeside West Thurrock Way West Thurrock Essex RM20 2ZP

Members were informed that the application sought approval of the reserved matters for Phase 1 of outline planning permission reference 13/00880/OUT known as the 'Lakeside Leisure' proposals. This proposal also includes associated interim landscaping work to the west of the proposed buildings which would be implemented as a temporary measure before Phase 2 is developed. Phase 2 would be subject of a separate future reserved matters application.

Members discussed the number of parking spaces available to visitors before and after the proposed development. Members were advised by the Senior Engineer that there was another planning application for further retail development pending consideration and would be considered at the December meeting and would include a new multi storey car park, members were also made aware that a car park (no. 12) currently closed throughout the year would now be open.

Members discussed traffic around Lakeside, Councillor Rice declared that there was a need for east facing slip roads of the A13 to ease traffic congestion, members of the committee agreed that this should be considered for a bid to the government for funding.

Councillor Churchman suggested that a park and ride scheme could reduce congestion.

Councillor Ojetola requested further details regarding the proposed signage around lakeside. The Head of Planning and Growth explained that this application was to agree the reserved matters but the s106 agreement for the outline permission required details of the variable message signage to be provided and agreed by the Council and consultees.

The Applicant Marc Myers was invited to the committee to make his supporting statement.

It was proposed by Councillor Liddiard 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, Colin Churchman, Steve Liddiard, Tunde Ojetola,
Terry Piccolo, David Potter and Gerard Rice

Against: (0)

Abstain: (0)

63. 14/01278/FUL - Land south of Marshfoot Road, west of St. Chad's Road (adjacent to the Gateway Academy) and land east of St. Chad's Road, south of Biggin Lane, Tilbury.

Members were informed that the application proposed the construction and operation of a solar farm which would produce electricity for export to the National Grid. The proposals would involve development on a parcel of land generally located to the north of the built-up area of Tilbury and to the east of St. Chad's Road. The site was identified as within both the Green Belt and the Tilbury Flood Storage Area.

Councillor Liddiard queried if the solar panels could reflect light and cause a nuisance to residents. The Principal Planner confirmed that this was not likely and that previous appeal decision had concluded that the potential for harmful glint or glare was insignificant.

Councillor Rice stated that proposed land in the winter was usually flooded, it was felt that this would not be appropriate.

Councillor Piccolo queried as to why the Port of Tilbury made a representation against the development. The Head of Planning and Growth explained that this could be due to possible aspirations for future expansion.

Members declared that they were in support of solar generated electricity but the view was shared that this location was not suitable.

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

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

Against: (0)

Abstain: (0)

64. 16/01242/FUL - Silver Springs High Road Fobbing Essex SS17 9HN

Members were informed that the application sought planning permission for the demolition of one dwelling which fronts onto the High Road and associated outbuildings on the land to the rear, and the redevelopment of the site to provide six dwellings to the rear of the new dwelling at the front of the site, a total of seven detached dwellings was proposed.

Access to the development would be provided at the northern corner of the site; the new entrance and access road would lead to the rear of the site where six detached dwellings would be laid out in a cul-de-sac arrangement. Members were advised that the proposed houses would all be two storey detached dwellings with regular roof styles and proportions which exhibit traditional design features. Each dwelling would have garages and off street parking.

The Agent Kieron Lilley was invited to the committee to make his statement of support.

A Resident was also invited to the committee to make a supporting statement.

Councillor Ojetola proposed a site visit, this was not seconded.

Members shared the view that there was a need for executive homes within Thurrock.

Councillor Rice stated that there was a demand for executive homes in Thurrock for the managers of large businesses within Thurrock, it was also stated that this application should be considered on its own merits.

Councillor Wheeler and Councillor Piccolo both shared a view that if this application was granted it could open up further opportunities for other developments of a similar nature. The Head of Planning and Growth explained that this development was not included in the local plan.

It was proposed by Councillor Kelly and seconded by Councillor Piccolo that the application be refused as per the Officer recommendation.

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

Against: David Potter and Gerard Rice

Abstain: Tunde Ojetola

65. 16/01302/FUL - Thames Industrial Park, Princess Margaret Road, East Tilbury, Essex

The application was withdrawn prior to the committee.

66. 16/01330/TBC - Aveley Recreation Ground High Street Aveley Essex

Members were informed that the application sought planning permission for the development of an Aveley Village Community Hub building on the existing car park at the Aveley Recreation Ground and the provision of a new car park on part of the open space adjoining the existing car park. Members were advised two additional planning conditions were required: firstly a standard time limit for implementation condition and secondly a condition requiring the submission of details for an extract ventilation and filtration system. Members were also advised of a suggested change to the wording of condition no. 7 to insert the words “nursery” and “D2”.

It was proposed by Councillor Ojetola and seconded by Councillor Churchman that the application be approved as per the Officer recommendation subject to the additional and amended planning conditions.

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

Against: (0)

Abstain: (0)

The meeting finished at 8.45 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**