

Minutes of the Meeting of the Planning Committee held on 25 August 2016 at 6.00 pm

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

Steve Taylor, Campaign to Protect Rural England Representative

Apologies: Councillors

In attendance:

Andrew Millard, Head of Planning & Growth
Matthew Ford, Principal Highways Engineer
Matthew Gallagher, Principal Planner
Leigh Nicholson, Development Management Team Leader
Chris Purvis, Principal Planner (Major Applications)
Curtis Smith, Highways Engineer
Vivien Williams, Planning Lawyer
Jessica Feeney, Senior Democratic Services Officer

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.

32. Minutes

The minutes of the meeting held on the 28 July were approved as a correct record.

33. Item of Urgent Business

There were no items of urgent business.

34. Declaration of Interests

Councillor Piccolo declared a non-pecuniary interest regarding application 16/00271/FUL - Barn to north east of St Cleres Hall, Stanford Road, Stanford Le Hope, Essex, SS17 0LX, as he made an objection to the application prior to becoming a councillor. Councillor Piccolo declared that he would be leaving the committee area to make representations in the public gallery once the representation is made he would then leave the chamber entirely.

35. 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 Brian Little received correspondence related to 16/00630/REM Pieris Place, Brentwood Road, Bulphan, Essex, RM14 3TL.

36. Planning Appeals

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

RESOLVED:

The report was noted.

37. 16/00729/OUT - Land Adjacent Martins Farmhouse, Church Lane, Bulphan, Essex

Members were informed that the applicant had requested that this item be deferred for consideration at the 22 September Planning Committee. This request had been agreed by the Chair.

38. 16/00271/FUL - Barn To North East Of St Cleres Hall, Stanford Road, Stanford Le Hope, Essex, SS17 0LX

Members of the Committee were informed that the proposed development would involve the erection of a terrace of five, three- bedroom dwellings in place of the existing car storage building. Planning approval for the erection of 14 dwellings was approved under planning application ref. 11/50268/TTGFUL and the build is well underway. The applicant had already constructed 12 of the 14 dwellings consented; the siting of the final pair of approved semi-detached dwellings is occupied by the existing car storage building, and remains undeveloped. The current application sought permission to erect a terrace of five, three-bedroom dwellings in place of the existing car storage building, making a total of 17 dwellings on site.

Members were informed of suggested amendments to the planning conditions which comprised, condition 9 being removed as it was repeated in Condition 7 and Condition 12 wording to be changed to read: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting those provisions, no additional windows or other openings shall be formed in the east-facing elevations of Plots A-E (as identified on drawing number 12210-P001-C) without the express written consent of the local planning authority."

Councillor B Little queried why there was not an affordable housing element to the scheme. The Head of Planning and Growth informed the committee that this application was a net increase from the previous application which was

below the threshold where planning policy requires the provision of affordable housing.

The Chair of the Committee questioned why the sizes of the gardens were below the standard set out by the Local Plan annex, but was deemed acceptable in 2011. The Principal Planner explained that the 2011 planning permission was determined by the former Development Corporation who would have considered all material planning considerations in making their decision.

The Chair of the Committee highlighted that there was an increased number of windows on the proposed dwellings in comparison to the previously approved application.

The Committee invited Councillor Piccolo to make his statement of objection, during the statement it was suggested that the Committee defer consideration in order to arrange a site visit. Councillor Piccolo left the Council Chamber having made his representation. The site visit was proposed by Councillor Wheeler and seconded by Councillor Potter. The vote resulted in refusal of a site visit.

Councillor Wheeler highlighted to the committee that if this application was approved similar applications would also be approved on this basis.

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

For: Councillors John Kent, Steve Liddiard, and Gerrard Rice

Against: Councillors Chris Baker, Tom Kelly, Brian Little, David Potter and Kevin Wheeler

Abstain: (0)

The Chair of the Committee proposed that the reason for refusal was due to the garden sizes of the properties not being in line with the current planning policy, this was seconded by Councillor Wheeler.

For: Councillors Chris Baker, Tom Kelly, Brian Little, David Potter and Kevin Wheeler

Against: Councillors John Kent, Steve Liddiard, and Gerrard Rice

Abstain: (0)

RESOLVED:

That planning permission be refused; the wording of the refusal to be agreed by the Chair of the Committee in conjunction with the Head of Planning and Growth

Councillor Piccolo returned to the Council Chamber.

39. 16/00630/REM - Pieris Place, Brentwood Road, Bulphan, Essex, RM14 3TL

Members were informed that the application sought the approval of reserved matters, following the grant of outline planning permission for the residential development of land for 19 units (with all matters reserved) including strategic landscape/noise attenuation buffer. The application sought approval for the reserved matters of access, appearance, landscaping, layout and scale.

Councillor B Little asked for clarification on the positioning of the trees on the site. The Principal Planner confirmed that the positioning of the trees was reflected in the plans which were displayed at the committee. Members were informed that the visibility splays at the development's junction onto Brentwood Road would need to be kept clear to comply with a planning condition on the outline permission in the interests of highway safety.

Members discussed the buffer zone and the green space situated within the development, Councillor Piccolo was concerned that the green space was very near to the A128.

Planning Officers explained that the road going through the development was wide enough for two cars to pass one another.

Councillor S Little was invited by the committee to make her statement of objection.

Members discussed the need for a footpath on the site leading onto Church Road. Councillor Rice highlighted that there was not many facilities in the surrounding areas which were available to walk to and from.

Councillor Baker queried if it was possible to add a condition which would ensure that a footpath for residents was created. The Development Management Team Leader informed the committee that it could be possible, using a Grampian style condition however the footpath could only be created up to the A128 junction and the Committee would have to be certain that the land was owned by the Council before imposing such a condition. Members were informed that the meeting would need to be deferred to confirm this.

Councillor B Little proposed that the meeting would be deferred to liaise with Highways England, this was seconded by Councillor Baker.

For: Councillors Chris Baker, Brian Little, Terry Piccolo

Against: Councillor Tom Kelly, David Potter, Gerrard Rice and Kevin Wheeler

Abstain: Councillor John Kent, Steve Liddiard

The request for a deferral was refused.

Councillor B Little highlighted that a road with no footpath would be dangerous for residents.

Councillor Rice stated that there was a demand for five bedroom houses in the borough to home the executives working for Thurrock businesses.

Councillor Piccolo queried if there was a possibility of a pedestrian access on the A128. The Principal Highways Engineer informed members that this would cause congestion on the A128 and pedestrian accesses may only be installed if it is viable for its use.

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

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

Against: Councillor Brian Little

Abstain: Councillor Terry Piccolo

RESOLVED:

That the application be Approved

40. 16/00434/CV - Bruyns Court, Derry Avenue, South Ockendon, Essex

Members were informed by the Chair of the Committee that this application was withdrawn prior to the committee.

The meeting finished at 7.30 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**