

MINUTES of the meeting of Planning Transportation and Regeneration Overview and Scrutiny Committee held on 4 March, 2014 at 7.30pm

Present: Councillors Gerard Rice (Chair), Gary Hague (Vice-Chair), Charles Curtis, Sue Gray, Pauline Tolson, Oliver Gerish

In attendance: S. Cox – Assistant Chief Executive
A. Millard – Planning
M. Gallagher – Planning
M. Essex – Regeneration
S. Taylor – Regeneration
J. Natynczyk – Democratic Services

19. MINUTES

The minutes of the meeting held on 9 January 2014 were agreed as a correct record and signed by the Chair, subject to adding Councillor Gray to the list of apologies.

20. LONDON GATEWAY

Andrew Millard, Head of Planning and Growth, introduced the report, giving a general overview.

Matthew Gallagher, Principal Planner, briefed the Committee on background to the projects including the Local Development Order, made by Full Council in November 2013.

The Chair welcomed representatives of DP World to the meeting, who proceeded to give a detailed presentation on:

- History of the site;
- Marine programme;
- Development Progress;
- Facilities;
- Ecology clearance;
- Commercial plants;
- Sustainable transport;
- Future works;
- Local employment;
- Community activities;
- Health and safety.

Members asked questions/commented as follows:

- Interested parties – Members were informed that there would be 3 further new buildings this year with other major companies being targeted;
- Volume of Change – Members commented on the impressive volume of change and congratulated DP World for its endeavours;
- Impact of Freight Trains, East Tilbury – Representatives from DP World acknowledged this long standing problem, which was evident long before the London Gateway Project and they were working with local residents to push for an upgrade to facilities. It was noted that Network Rail had now committed funds for a feasibility study to be carried out. The issue of the level crossing was a major problem and this was being addressed on a Borough wide basis, along with other crossings in the area;
- Lorry Park- Members asked if provision had been made for a lorry park and were informed that a particular area of land was being utilised for this purpose at present. However, a long term solution needed to be found. The Head of Planning and Growth reported that this would be looked at as part of the review of the Core Strategy.

The Chair thanked representatives from DP World for their excellent presentation and emphasised that the Authority wanted the project to succeed and would do everything within its power to help it succeed.

Finally, it was requested that a site visit be arranged to London Gateway.

RESOLVED that

1. **the report and presentation be noted;**
2. **a site visit to London Gateway be arranged.**

ACTION: HEAD OF PLANNING AND GROWTH

21. PURFLEET REGENERATION PROGRAMME – SELECTION OF PREFERRED DEVELOPER

Steve Cox, Assistant Chief Executive, gave a general overview and stated that this report updated the Committee on the Purfleet Centre Project and outlined the procurement process used to select a development partner in advance of a recommendation to formally appoint a preferred developer being made to Cabinet on 19 March, 2014. It was emphasised that a rigorous scoring matrix was used and

the preferred developer scored strongly on their overall vision and placemaking strategy with the film and television studio proposal a particularly interesting point. It was noted that the proposal was marked down because of the lack of a clear funding strategy but that overall the submission met the Council's requirements.

Members asked questions/commented as follows:

- Members were very happy with the scheme, with the scope of the vision being outstanding;
- Structure of Proposition – Members asked how the scheme would work in terms of land, financing etc. Officers replied that there would be a partnership, governed within a development agreement and explained how this would work in practice.
- Level Crossing – Concerns were expressed about the existing level crossing. Officers explained that the topography in this instance wasn't helpful. It would be necessary to remove the level crossing and install alternative routes. This would have an impact on neighbouring properties and would be reliant on Network Rail.

RESOLVED that the procurement process used to select a development partner be endorsed by this Committee and Cabinet be assured that it is appropriate to follow any recommendation that follows to appoint a preferred developer to secure the delivery of the Purfleet Centre Project.

ACTION: HEAD OF REGENERATION

22. GRAYS SOUTH AND RAIL STATION REGENERATION

Steve Cox, Assistant Chief Executive, gave an overview and explained that there was an urgent need for an enhanced gateway into Grays.

The Head of Regeneration detailed progress on the Project, outlining the anticipated delivery route and sought views and comments from Committee on the approach to developing the project.

He also emphasised the need to remove the level crossing and move the station, to link with the High Street, resulting in an obvious arrival and departure point.

It was also noted that Network Rail were engaging in very positive dialogue with the Council as they were concerned about the impact of the new college opening.

Members asked questions/commented as follows:

- The project was extremely exciting;
- It was essential to engage the wider community;
- Residents' main concerns related to the level crossing and State Cinema.

RESOLVED that

1. **the approach to developing the project, as set out in section 3 of the report be endorsed by this Committee;**
2. **the approach for project development, as set out in section 4 of the report, be endorsed by this Committee.**

ACTION: HEAD OR REGENERATION

23. THAMES ENTERPRISE PARK - SITE VISIT

It was agreed at the last meeting of the Committee, that the above site visit should be held.

Members were requested to indicate their preference in terms of a date and time.

RESOLVED that the site visit be held at 10am on 18 March 2014.

ACTION: HEAD OF REGENERATION/HEAD OF PLANNING AND GROWTH

24. WORK PROGRAMME

Attention was drawn to the Work Programme.

RESOLVED the Work Programme be noted.

The meeting finished at 8.57pm.

Approved as a true and correct record

CHAIR

DATE

**Any queries regarding these Minutes, please contact
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