

Minutes of the Meeting of the Planning Committee held on 11 July 2019 at 6.00 pm

Present: Councillors Tom Kelly (Chair), Mike Fletcher (Vice-Chair), Gary Byrne, Colin Churchman, Angela Lawrence, David Potter, Gerard Rice and Sue Sammons

Steve Taylor, Campaign to Protect Rural England Representative

Apologies: Councillors Sue Shinnick

In attendance:

Leigh Nicholson, Interim Assistant Director of Planning, Transport and Public Protection
Jonathan Keen, Interim Strategic Lead of Development Services
Julian Howes, Senior Highway Engineer
Bob Capstick, Locum Planning Lawyer
Matthew Gallagher, Principal Planner (Major Applications)
Wendy Le, 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.

14. Minutes

The minutes of the Planning Committee meeting held on 6 June 2019 was approved as a true and correct record.

15. Item of Urgent Business

There were no items of urgent business.

16. Declaration of Interests

There were no declarations of interest.

17. 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

There were no declarations.

18. Planning Appeals

The report was presented by Jonathan Keen, Interim Strategic Lead of Development Services.

The Committee was satisfied with the report.

RESOLVED:

That the Committee noted the report.

- 19. 19/00265/FUL Ivy Wall House, Billet Lane, Stanford Le Hope, Essex, SS17 0AR (DEFERRED)**

This item was withdrawn from the agenda.

- 20. 19/00281/FUL Land Adjacent Prospect Brentwood Road Southover And Peartree Cottage, Peartree Lane, Bulphan, Essex**

This item was deferred to a later Committee date.

- 21. 19/00287/FUL Land To Rear Of Conifers Brentwood Road And Adjacent Orchard House, Peartree Lane, Bulphan, Essex**

This item was deferred to a later Committee date.

- 22. 19/00317/FUL Woodlands Koi Farm, South Avenue, Langdon Hills, Essex, SS16 6JG**

The report was presented by Matthew Gallagher, Principal Planner; the application sought planning permission for the construction of a storage and ancillary workshop building in the north-western corner of the site located in the Green Belt. The purpose of the building was to provide a bio-secure area and a storage area for machinery and equipment associated with Woodlands Koi Farm. The consideration of the harm to the Green Belt and the case of very special circumstances was described in paragraphs 6.21 to 6.39 of the report. Officer's recommendation was to grant planning permission as the case of very special circumstances clearly outweighed the identified harm to the Green Belt.

(Councillor Lawrence arrived 18.09)

(Councillor Lawrence was unable to participate in this item following the Constitution, Chapter 5, Part 3, 13.5).

The Chair opened the item to the Committee for questions.

Steve Taylor was sympathetic to the Applicant's case but stated that the site was on Green Belt. Regarding the history of the site, he questioned if there were conditions to prevent building more than 1 building on the site in the future as he was concerned this could be a possibility. In response, Matthew Gallagher said that planning conditions were in place and that the building

would be a new one on the site that was Green Belt but the building was needed for the business as the Applicant had stated. On the suggested condition number 3 on page 115, the use of the building would be restricted to fish breeding purposes only and condition number 6 on page 116 would remove the usual permitted development rights.

Referring to the site's history in paragraph 3, Steve Taylor sought reassurance in that the site would not be used for other purposes should the business not fare well in the future. Matthew Gallagher answered that the description of the proposal provided by the Applicant was clear and that the proposal should be determined on its merits and in light of relevant development plan policies and other material considerations. He explained that if the use of the building was changed in the future, it would be a breach of planning conditions which would likely result in enforcement action being undertaken.

Councillor Rice felt the report was detailed well and would be supporting Officer's recommendation. He voiced his support for local businesses. Agreeing with this, Councillor Byrne asked if the proposals would be different if the fish were trout instead. Pointing out that the point made was valid, Matthew Gallagher answered that the site was established for ornamental fish which was koi and carp.

With no further questions from the Committee, the Chair invited speakers to address the Committee.

Mr John Cross, Applicant, presented his statement in support of the application.

The Chair opened the item up to the Committee for debate.

Councillor Rice reiterated that he would be supporting the application and thought the planning conditions attached were good. He was also pleased to hear from the speaker that the business would employ more workers once the building was in place.

Agreeing, the Chair said it was good to support local rural businesses.

The Officer's recommendation to grant planning permission was proposed by Councillor Rice and seconded by Councillor Churchman.

(Councillor Lawrence was unable to participate in this item following the Constitution, Chapter 5, Part 3, 13.5).

For: (7) Councillors Tom Kelly (Chair), Mike Fletcher (Vice-Chair), Gary Byrne, Colin Churchman, David Potter, Gerard Rice and Sue Sammons.

Against: (0)

Abstained: (0)

The planning application 19/00317/FUL, Woodlands Koi Farm, was granted planning permission following Officer's recommendation.

23. 19/00573/CV Land east of Purfleet Thames Terminal and south of railway line, London Road, Purfleet

The Chair stated that he had accepted a late registration to speak from the Applicant's Representative because the statement would be highly relevant to the application which would provide further assurances to the Committee than what was already detailed in the report.

Presented by Matthew Gallagher, the planning application sought to vary 2 conditions attached to a planning permission (18/00404/FUL) that was granted by the Planning Committee last year, for the development of a car storage building.

The report had one update which was that an additional sentence be added after the first sentence in condition number 24 that read, 'The monitoring strategy shall include maximum targets for two way transporter movement related to the development.' The extra sentence related to an addendum added by the Applicant regarding HGV movements and by including the HGV movements in the monitoring strategy, it would tie in with the figure set out in the addendum. This would help to provide some assurance to the Council.

The application was recommended for approval subject to conditions and the extra sentence added into condition number 24.

Councillor Churchman noted that the temporary route for HGV movements was along Jurgen Road; he asked what the timescale was for the new access road to be opened on the site. Pointing to paragraph 6.12, Matthew Gallagher explained that the Applicant's Transport Assessment (TA) identified the timescale and the Applicant hoped to have the building on the site operational by the late summer next year. There may be an interim period before the new roundabout was installed but highways agreement discussions were underway. The Locum Planning Lawyer, Bob Capstick, added that the service was awaiting a response and should be able to confirm the highways agreement in 6 – 8 weeks.

With no further questions, the Chair invited the Applicant's Representative to address the Committee.

Mr Benjamin Dove-Seymour, Applicant's Representative, presented his statement in support of the application.

The Chair opened the item up to the Committee for debate.

Councillor Rice stated that he would be supporting the Officer's recommendation for approval and thought that the application would secure a major investment in the site. He was pleased to hear that the issues of the

roundabout would be addressed and that the application was safeguarded with planning conditions.

Noting the vegetation surrounding the site, Councillor Lawrence said that these should not be disturbed to ensure the area remained as green as possible because she did not wish to see a site full of buildings only.

The Chair noted that there were concerns on the gas pipes and was pleased to see that these concerns would be addressed as he did not want further disruptions to residents.

The Officer's recommendation for approval was proposed by Councillor Churchman and seconded by Councillor Byrne.

For: (8) Councillors Tom Kelly (Chair), Mike Fletcher (Vice-Chair), Gary Byrne, Colin Churchman, Angela Lawrence, David Potter, Gerard Rice and Sue Sammons.

Against: (0)

Abstained: (0)

The planning application 19/00573/CV, Land east of Purfleet Thames Terminal, was approved subject to conditions and the extra sentence added to condition number 24.

The meeting finished at 6.55 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**