

Minutes of the Meeting of the Planning Committee held on 20 October 2022 at 6.00 pm

Present:	Councillors Tom Kelly (Chair), Paul Arnold, Adam Carter, Terry Piccolo and Lee Watson
Apologies:	Councillors Georgette Polley (Vice-Chair), James Thandi and Sue Shinnick
In attendance:	Leigh Nicholson, Assistant Director of Planning, Transport and Public Protection Beverly Kuchar, Interim Strategic Lead Development Services Jonathan Keen, Principal Planning Officer Interim Strategic Lead Development Services Nadia Houghton, Principal Planning Officer Mathew Ford, Highways Engineer Manager Kenna-Victoria Healey, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

32. Minutes

The minutes of the meeting held on 18 August 2022 were approved as a true and correct record.

33. Item of Urgent Business

There were no items of urgent business.

34. Declaration of Interests

Councillor Arnold declared an interest in item 9, planning application Land Between Gunning Road and Globe Industrial Estate, Towers Road, Grays, Essex and in item 11, planning application 21/01277/FUL - 36 High Street, Stanford Le Hope, SS17 0HQ.

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

There were no declarations of correspondence.

36. Planning Appeals

The Assistant Director of Planning, Transport and Public Protection presented the reports to Members.

RESOLVED:

That the report be noted.

37. 22/00933/HHA - 1 Orchard View, Robinson Road, Horndon On The Hill, SS17 8PU

The report was presented by the Principal Planning Officer.

Members sought clarity that the reason for refusal was due to the size of the property and not the floor space. Officers explained the application had been recommended for refusal due to the additional use of floor space to enable the first-floor rear extension with dormer to be built. Officers continued by confirming the garage space was also included in the overall development floor space for the proposed extension.

It was sought as to whether any previous development rights existing on the application could expire. Members were advised that any development rights connected with the application would not expire, however once planning permission had been approved there was a time restraint of three years for the development to be completed.

Speaker statements were heard from:

- Statement of Support: Councillor Johnson, Ward Member
- Statement of Support: Mr M Kohl, Applicant

During the debate the Chair mentioned he didn't feel there was a landscape impact on the property and as there has been no neighbour objections, he was minded to approve the application.

Councillor Arnold stated he had visited the property and did not feel this application should be considered as inappropriate development. He continued by stating applications were sometimes complex with regards to Greenbelt policy, however he did not feel this application would impact the visualisation of the area.

Councillor Watson observed she too was mindful to approve the application as she did not feel there was visual impact and instead commented the application could enhance the area.

The Chair of the Committee put forward officers recommendation of refusal, however there was no Member support for this.

The Assistant Director of Planning, Transport and Public Protection advised the Constitution was clear that an alternative recommendation would need to be put forward, which met with council policies.

The Chair of the Committee firstly acknowledged there could be some harm to the Greenbelt if this application was to be approved, however, noted that each application should be held on its own merit and design.

He continued by remarking he was sympathetic to the enhancement the development could bring to the area including improving the visual aspect of the location. Councillor Kelly stated he did not feel the proposed development would affect the openness of the Greenbelt and felt there was no harm to the character or appearance to the local area. It was observed there had been no neighbour complaints and parking for the development seemed acceptable, the Chair of the Committee stated for the reasons given he would award them substantial weight and with that he put forward a recommendation of approval of the planning application.

The Chair proposed a recommendation of approval and was seconded by Councillor Carter.

For: (5) Councillors Tom Kelly (Chair), Paul Arnold, Adam Carter, Terry Piccolo and Lee Watson

Against: (0)

Abstained: (0)

38. 22/00706/FUL - Land Between Gunning Road And Globe Industrial Estate, Towers Road, Grays, Essex

The report was presented by the Principal Planning Officer.

Clarity was sought as to whether the applicant had a legal right to gain access to the site given the boundary fence in the area. The Principal Planning Officer confirmed he had seen paperwork which confirmed the applicant had a legal right to use the proposed route as access to the site.

The Highways Manager advised Members access to the site was one way and was also the route residents accessed their homes and garages. He continued by stating it was possible for vehicles to turn around if using part of the alleyway access, however, this would be very tight. It was noted there was vehicle parking bays and double yellow lines marked within the area.

Speaker statements were heard from:

- Statement of Objection: Jodie Hudson, Resident
- Statement of Objection: Councillor Gledhill, Ward Member

During the debate Councillor Arnold commented he felt the application should be refused and agreed with the points raised within the resident speaker statement, he stated he felt there had been a disregard for local residents.

Councillor Watson stated she would not be supporting the application, as taking access to the site on its own merits it could make it difficult for residents accessing their homes and she echoed Councillor Arnold's comments there had been no thought for local residents.

The Chair of the Committee proposed the officer recommendation to refuse the application and was seconded by Councillor Watson.

For: (6) Councillors Tom Kelly (Chair), Paul Arnold, Adam Carter, Terry Piccolo, Elizabeth Rigby and Lee Watson

Against: (0)

Abstained: (0)

39. 22/00921/FUL - 43 Purfleet Road, Aveley, Essex, RM15 4DR

The Chair of the Committee advised Members the application had been withdrawn at the requested of the applicant.

40. 21/01277/FUL - 36 High Street, Stanford Le Hope, SS17 0HQ

The report was presented by the Principal Planning Officer.

Members enquired as to the usage of the commercial unit of the existing property and was advised it was a school uniform shop. Members further sought as to parking spaces for the proposed property and were informed there had been no allocation for parking spaces as part of the application.

The Highways Manager advised the committee following questions on parking that the area was covered by a parking permit area from the hours of 10am to 4pm and there was off street parking located in the Sandpits Car Park however this was privately owned and would incur charges.

It was observed by Members that that existing property was located on a busy junction within Stanford Le Hope and it was enquired if the application was approved as to whether conditions could be applied to planning permission granted. The Principal Planning Officer confirmed officers could include conditions such as limited hours if this was agreed by Members.

Speaker statements were heard from:

- Statement of Support: Statement of Support: James Furzer, Agent/Architect

During the debate Councillor Watson noted she wasn't against HMOs as the application looked good, however she was disappointed that no parking had been included, stating she felt 'car free' developments didn't work well.

Councillor Piccolo observed the impact on local businesses in the area from the application, for example the existing premises was a uniform shop and during school holidays could have customers queued outside along King Street. He continued by stating although there were transport links within the local area these were limited to London or Southend on Sea via train. He closed by saying he felt the application was inappropriate for the area and would cause a big impact on Stanford Le Hope Town Centre.

The Chair of the committee commented he liked the idea of a 'car free' development however, he agreed with Members that the local area had seen lot of development over recent years and he thought the location wasn't quite right.

Councillor Piccolo proposed the officer recommendation to approve the application and was seconded by Councillor Carter.

For: (6) Councillors Tom Kelly (Chair), Paul Arnold, Adam Carter, Terry Piccolo, Elizabeth Rigby and Lee Watson

Against: (0)

Abstained: (0)

41. 22/00884/TBC - Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL

The Principal Planning Officer presented the report.

The Chair proposed the officer recommendation to approve the application and was seconded by Councillor Carter.

For: (6) Councillors Tom Kelly (Chair), Paul Arnold, Adam Carter, Terry Piccolo, Elizabeth Rigby and Lee Watson

Against: (0)

Abstained: (0)

The meeting finished at 7.53 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