

Minutes of the Meeting of the Planning Committee held on 8 June 2023 at 6.00 pm

Present: Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Mark Hooper, Steve Liddiard, Jacqui Maney, Sara Muldowney and James Thandi

Steve Taylor, Campaign to Protect Rural England Representative

Apologies: Councillors Terry Piccolo, Sue Shinnick and Lee Watson

In attendance: Leigh Nicholson, Assistant Director of Planning, Transport and Public Protection
Jonathan Keen, Principal Planning Officer
Nadia Houghton, Principal Planning Officer
Lucy Mannion, Senior Planning Officer
Ross McCardle, Senior Planning Officer
Julian Howes, Senior Highways Engineer
Caroline Robins, Legal Representative
Matthew Boulter, Strategic Head of Democratic Scrutiny and Member Services

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

1. Minutes

The minutes of the meeting held on 16 March and 6 April 2023 were approved as a true and correct record.

2. Item of Urgent Business

There were no items of urgent business.

3. Declaration of Interests

There were no interests declared.

4. 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 receipt of correspondence.

5. Planning Appeals

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

RESOLVED:

That the report be noted.

6. 21/01635/FUL – Land south of Marsh Farm, Marsh Lane, Fobbing Essex

The report was presented by the Senior Planning Officer.

During the debate the Chair commented over the last 18 months the Committee had seen a number of large developments of this nature within the borough. He continued by mentioning that looking at the national picture with the cost of energy and energy production, which had been highlighted within the report it was clear the Government supported the use of these developments. However he stated as seen at the Committee in April and in the report there was little support from local residents.

Councillor Arnold remarked he felt the site visit was very beneficial for Members, however, he was not in favour of the application, and he felt the application would have harmful to the visual effects which was currently enjoyed by local residents and visitors.

Councillor Polley stated that she agreed with Councillor Arnold's comments, she continued by mentioning if there was another application of this size being proposed on the Green Belt she didn't feel that it would be suggested for approval.

The Chair thanked Members for their comments and sought if anyone wished to recommend the Officers recommendation. No Members recommend the application as per the Officer report, the Chair then sought an alternative recommendation.

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.

Councillor Polley Vice-Chair of the Committee proposed to refuse the application on the grounds of harm to the Green Belt and the openness of the Green Belt and was seconded by Councillor Arnold. It was not considered that the matters put forwards towards very special circumstances clearly outweighed the harm and the proposal constituted inappropriate development within Green Belt.

For: (4) Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold and James Thandi

Against: (0)

Abstained: (0)

7. 22/01714/FUL - Whitwell Court, Fairview Chase, Stanford Le Hope, Essex

The report was presented by the Principal Planning Officer.

The Chair of the Committee sought clarification that parking for the proposed development met the parking standards and whether it was allocated or shared parking. The Principal Planning Officer confirmed that it would be one parking space per unit, in addition there were conditions requiring that layout and the access arrangements were to be agreed with officers prior to any works starting.

The Chair of the Committee proposed the officer recommendation to approve the application subject to conditions and was seconded by Councillor Polley.

For: (8) Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Mark Hooper, Steve Liddiard, Jacqui Maney, Sara Muldowney and James Thandi

Against: (0)

Abstained: (0)

8. 22/01685/FUL - Sandown Nurseries, Sandown Road, Orsett

The Chair of the Committee advised the application had been withdrawn from the agenda at the request of the applicant.

9. 23/00303/FUL - 32 Rainbow Lane, Stanford Le Hope, SS17 0AS

The report was presented by the Principal Planning Officer.

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

For: (8) Councillors Tom Kelly (Chair), Georgette Polley (Vice-Chair), Paul Arnold, Mark Hooper, Steve Liddiard, Jacqui Maney, Sara Muldowney and James Thandi

Against: (0)

Abstained: (0)

Exclusion of The Public And Press

Members of the Sub-Committee agreed that, in accordance with Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business, on the grounds that they could involve the possible disclosure of exempt information as defined in Schedule 12A of that Act.

10. Planning Appeal for Mill Lane Planning Application 22/01074/FUL - Exempt Item

The report was presented by the Senior Planner, who outlined the main points as within the report circulated to Members prior to the meeting.

RESOLVED:

1. That Members of the Planning Committee give consideration the following 2 options and that the Planning Committee determine which option they wish to agree for the purposes of this planning appeal:

- **Defend the original reasons of refusal; or**
- **To not defend the decision to refuse.**

Members of the Planning Committee agreed not to defend the decision to refuse

The meeting finished at 7.45 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