

Appendix A – Planning motion 3 – raw data

A decorative graphic consisting of a solid green horizontal bar that spans the width of the slide. Below this bar, on the right side, there are several thin, parallel white lines that extend horizontally and then turn vertically, creating a stepped or layered effect.

Data Overviews

- The following page provides performance data for the requested metrics, including:
 - The number of applications received and granted permission.
 - The number of decisions delegated.
 - The number of decisions made by committee, and the number of officer recommendations overturned by the committee.
- The subsequent page provides additional data we believe will be beneficial for a comprehensive understanding of the subject, including:
 - The number of decisions made in time.
 - The yearly income.
 - The average validation time.
 - The number of appeals validated and allowed.
- We have also included benchmarking data where possible to allow for comparisons with other relevant authorities, related to:
 - The number of decisions made, permitted, and refused.
 - The proportion of decisions made in time.

Overview of Data Requested

Year	Number of Apps (PS2)	Number permitted	Number permitted %	Delegated Decision	Delegated Decision %	Committee Number	Number contrary to officer decision	% Overturn
2015/2016	891	657	85.8%	736	93.88%	51	3	5.9%
2016/2017	996	772	82.4%	896	96.76%	42	0	0%
2017/2018	942	714	81.0%	851	96.70%	37	1	2.7%
2018/2019	880	611	76.5%	774	96.39%	41	2	4.9%
2019/2020	872	614	75.6%	790	96.81%	28	1	3.6%
2020/2021	982	650	72.8%	869	98.19%	40	9	22.5%
2021/2022	1076	701	70.0%	967	96.80%	36	4	11.1%
2022/2023	807	681	81.2%	808	96.77%	31	7	22.6%
2023/2024	776	595	83.8%	696	98.17%	19	5	26.3%
2024/2025	478	403	80.6%	444	96.94%	20	2	10%

The above data is in relation to **PS2 applications**, these are the application types that local authorities report to the government as part of performance monitoring. They include Majors, Minors and Others. All other application types have not been included as they are legal determination (Either yes or No decisions)

Additional Data

Year	% of Majors in Time	% of Minors in Time	% of Others in Time	Income	Average Validation Time - HHA (days)	Average Validation Time - Other (days)	Appeals Validated	Appeals Allowed %
2015/2016	83.7%	89.2%	93.5%	£1,009,600	5.4	8.0	31	27.6%
2016/2017	92.7%	100%	99.8%	£1,446,202	5.9	41.1	45	38.6%
2017/2018	97.4%	99.5%	99.9%	£1,278,217	4.4	5.0	42	31.6%
2018/2019	100%	100%	100%	£1,153,352	1.2	2.6	43	23.7%
2019/2020	100%	100%	100%	£906,403	0.9	3.6	72	25%
2020/2021	92.6%	100%	100%	£959,937	0.9	5.6	60	21.7%
2021/2022	100%	100%	99.9%	£1,138,914	1.2	7.7	64	39.2%
2022/2023	96.7%	98.8%	99.7%	£1,029,083	3.0	5.1	61	36.2%
2023/2024	88%	98.9%	99.3%	£1,079,184	2.1	6.9	45	28.3%
2024/2025	93.8%	98.8%	100%	£702,616	0.7	25.2	35	20%

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Benchmarking – Number of Decisions Made

Year	Thurrock			Barking and Dagenham			Basildon			Brentwood			Havering		
	Decision s	Permitte d	Refused	Decision s	Permitte d	Refused	Decision s	Permitte d	Refused	Decision s	Permitte d	Refused	Decision s	Permitte d	Refused
2015/2016	754	642	112	649	498	151	882	727	155	935	691	244	1708	1375	333
2016/2017	894	742	152	1022	820	202	1045	806	239	1126	871	255	1892	1584	308
2017/2018	935	754	181	1041	820	221	1021	826	195	1125	852	273	1883	1515	368
2018/2019	777	614	163	792	621	171	958	793	165	1034	813	221	1741	1467	221
2019/2020	809	603	206	798	523	275	1026	869	157	951	733	218	1772	1396	376
2020/2021	769	589	240	979	564	415	816	646	170	923	691	232	1754	1197	557
2021/2022	1101	811	290	978	649	329	1052	800	252	1229	978	251	2181	1611	570
2022/2023	860	645	215	808	526	282	927	679	248	834	686	148	1944	1465	479
2023/2024	756	630	126	777	478	299	842	613	229	843	676	167	1754	1264	490
2024/2025	334	278	56	302	200	102	367	265	102	332	269	63	813	616	197

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Benchmarking – Decisions in Time

Year	Thurrock			Barking and Dagenham			Basildon			Brentwood			Havering		
	Major	Minor	Other	Major	Minor	Other	Major	Minor	Other	Major	Minor	Other	Major	Minor	Other
2015/2016	83.7%	89.2%	93.5%	94.6%	62.3%	72.7%	52.2%	47.3%	67.0%	76.2%	66.3%	78.1%	90.7%	85.2%	94.2%
2016/2017	92.7%	100%	99.8%	90.3%	96.9%	95.2%	63.2%	61.0%	73.3%	72%	73.8%	76.5%	81.8%	85.6%	94.4%
2017/2018	97.4%	99.5%	99.9%	86.4%	88.4%	94.1%	80.8%	74.7%	88.8%	100%	97.2%	98.4%	87.5%	84.7%	94.3%
2018/2019	100%	100%	100%	90.3%	79.6%	85.7%	93.5%	82.2%	93.3%	95.8%	100%	100%	90%	81.6%	87.6%
2019/2020	100%	100%	100%	75%	60.5%	68.2%	63.6%	49.0%	54.9%	89.5%	98.7%	99.7%	82.1%	86.9%	93.2%
2020/2021	92.6%	100%	100%	100%	83.2%	92.9%	86.4%	88.2%	88.3%	100%	95.7%	99.3%	85.2%	82.4%	90.5%
2021/2022	100%	100%	99.9%	100%	100%	100%	86.2%	71.4%	84.5%	100%	96.4%	99.0%	97.6%	91.2%	97.2%
2022/2023	96.7%	98.8%	99.7%	100%	100%	100%	77.3%	62.4%	79.3%	100%	100%	99.7%	100%	88.5%	95.6%
2023/2024	88%	98.9%	99.3%	100%	100%	100%	87.0%	69.9%	80.6%	100%	97.3%	98.6%	96.3%	91.9%	96.6%
2024/2025	93.8%	98.8%	100%	100%	100%	100%	90.1%	63.3%	80%	60%	92.3%	95.3%	91.7%	93.3%	97.0%

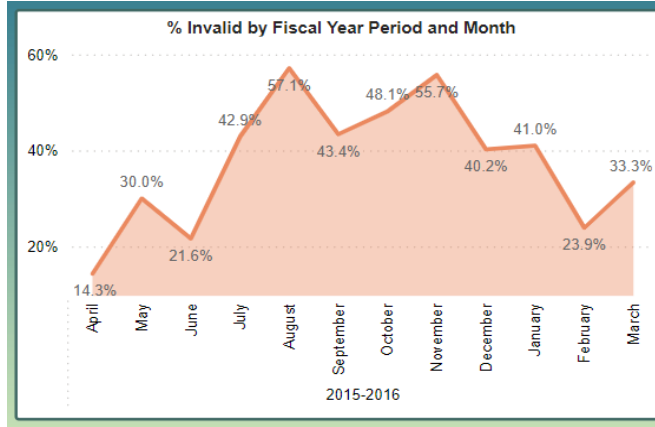
The above data is in relation to **PS2 applications**, these are the application types that local authorities report to the government as part of performance monitoring. They include Majors, Minors and Others. All other application types have not been included as they are legal determination (Either yes or No decisions). Data for 2024/2025 refers only to Q1 and Q2 of the fiscal year.

Breakdown of performance by year

- The following slides show a year-by-year performance breakdown of Thurrock Council's planning department spanning 2015-present day.
- The slides indicate:
 - Total number of applications received each month
 - Number of applications received by each officer over the year
 - Number of each type of planning application validated over the year
 - Average time taken to validate applications each month
 - Percentage of applications received that were invalid
 - Total number of decisions made each month
 - Number of decisions made in each category of planning application over the year
 - Number of decisions made to permit/refuse planning applications over the year
 - Percentage of application decisions made on time
 - Percentage of decisions that were approvals
 - Average time taken to make a decision on applications each month

Breakdown of Performance by Year: Key (1)

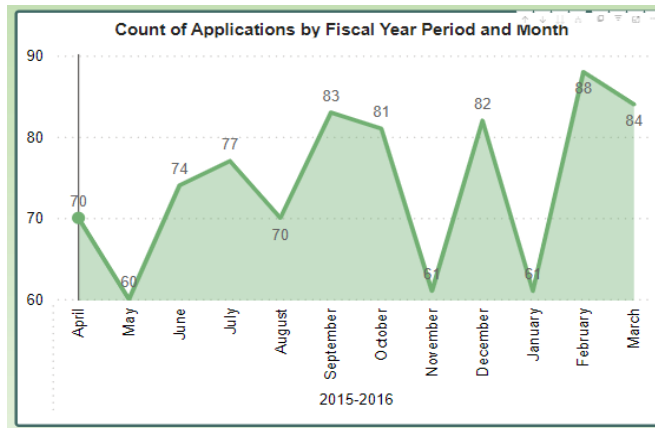
Line chart showing what percentage of applications received each month was invalid.



Invalid applications as a percentage of all applications

Month

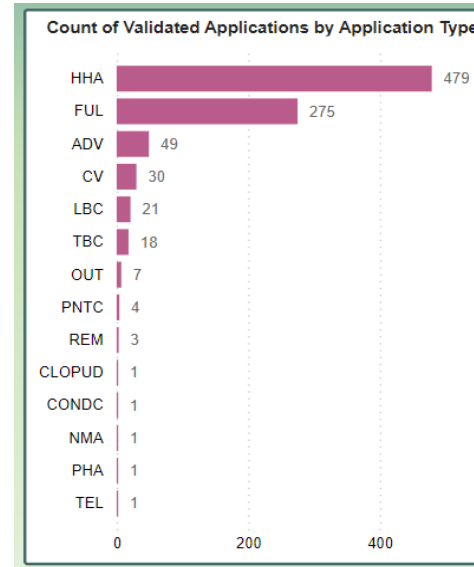
Line chart showing the total number of applications received each month.



Number of applications received

Month

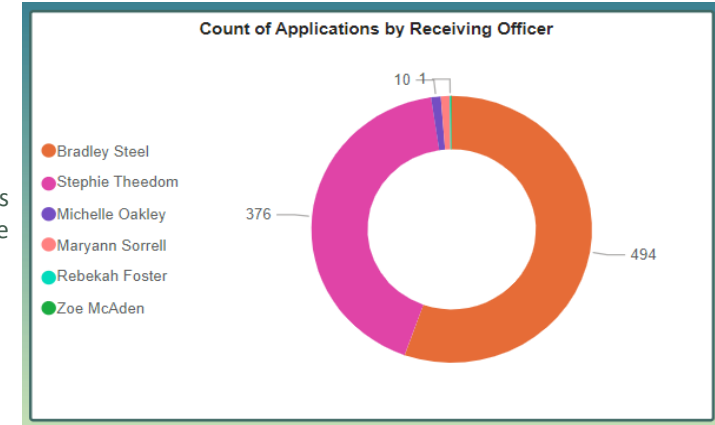
Bar chart showing the number of each type of application validated over the year.



Type of application

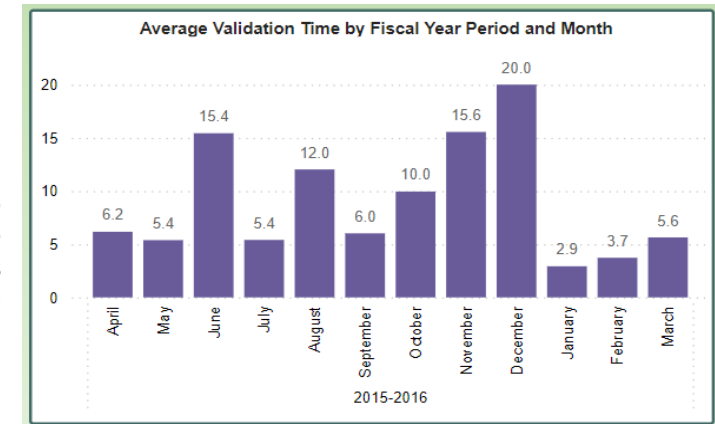
Number of applications validated

Pie chart showing the number of applications received by each officer over the year.



Officer's name

Bar chart showing the average time it took to validate applications each month.

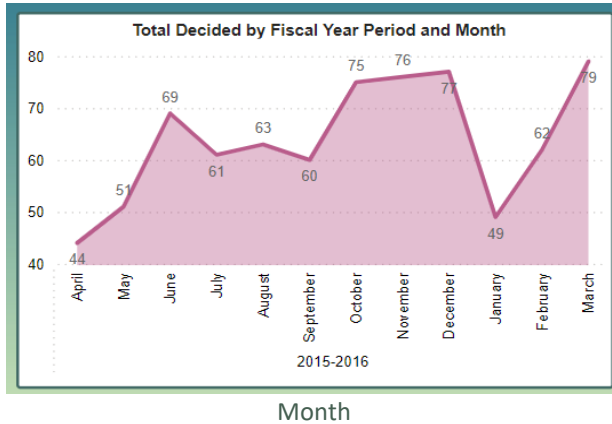


Average time taken to validate applications (days)

Month

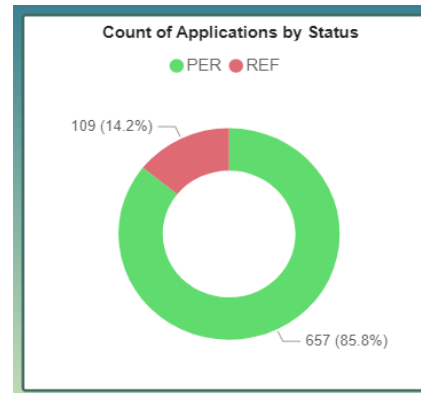
Breakdown of Performance by Year: Key (2)

Line chart showing the total number of decisions made each month.



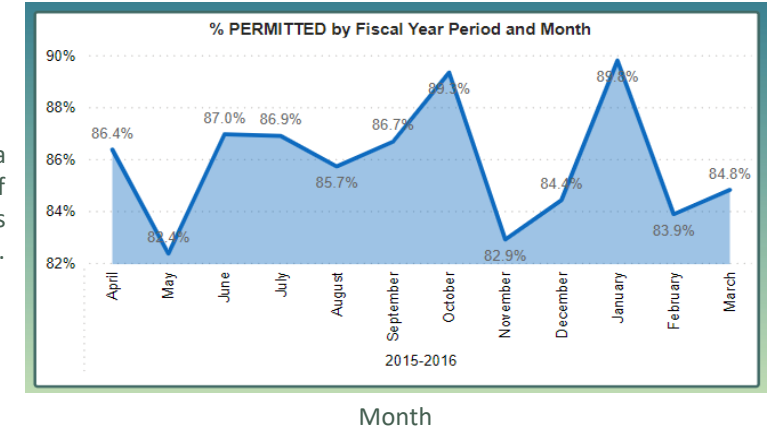
Number of decisions made

Pie chart showing the number of decisions made to approve applications and the number of decisions made to refuse applications over the year.

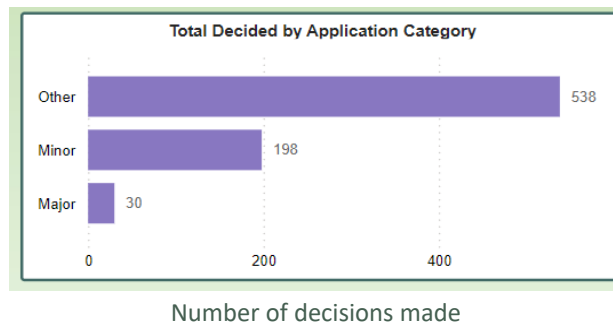


Approvals as a percentage of all decisions made.

Line chart showing what percentage of decisions made each month were approvals.

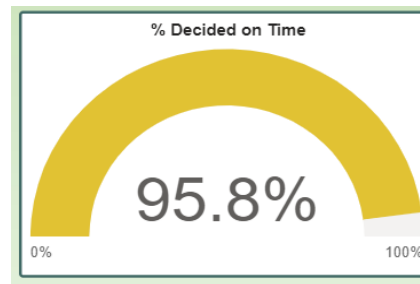


Bar chart showing the number of decisions made in each category of application over the year.



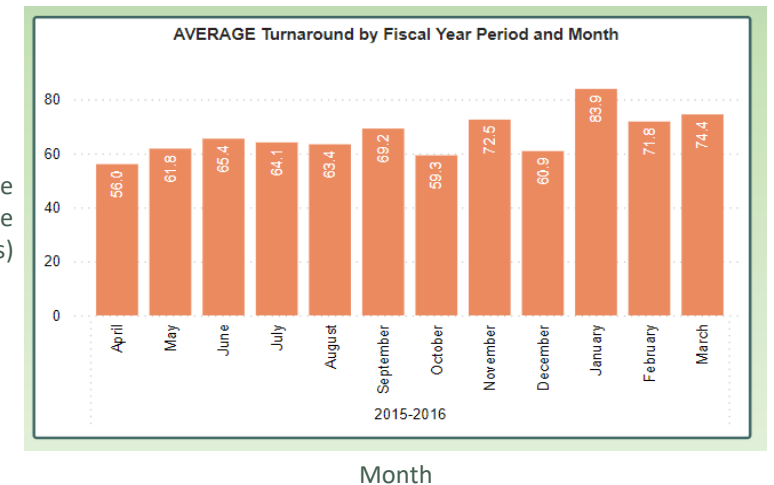
Category of application

Chart showing the percentage of applications which were decided on time over the year.



Average time taken to decide (days)

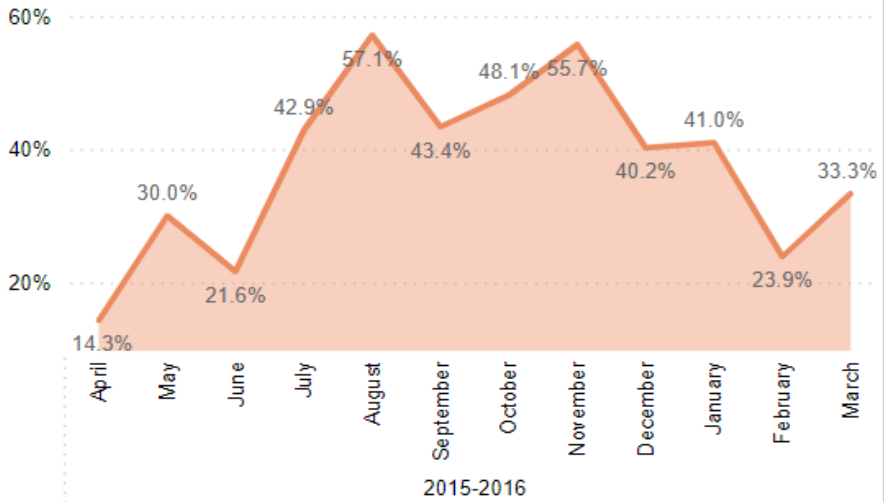
Bar chart showing the average amount of time it took to make a decision on applications each month.



Month

2015-2016 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2015 31/03/2016



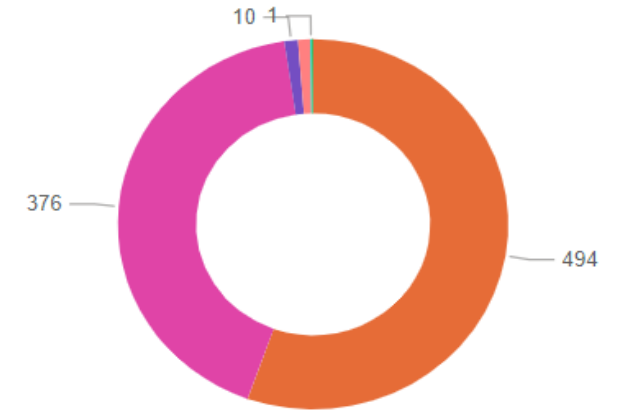
891
Validated Applications



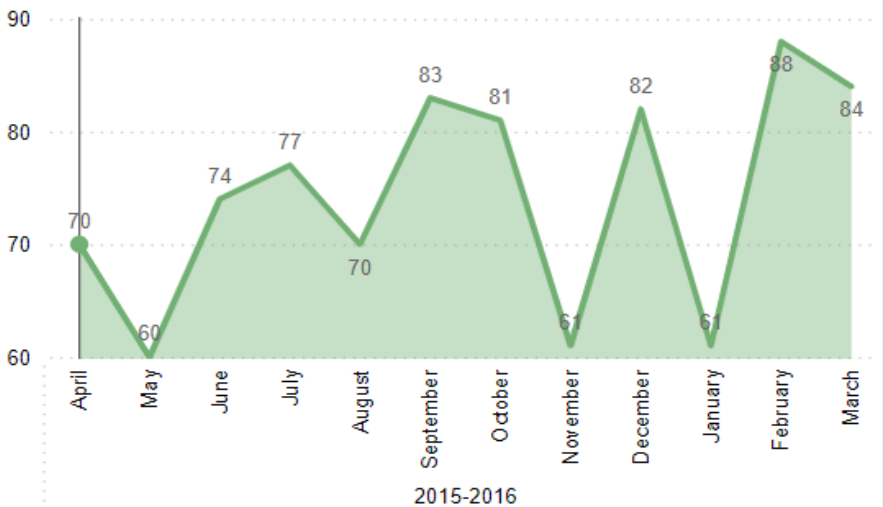
37.4%
% INVALID

Count of Applications by Receiving Officer

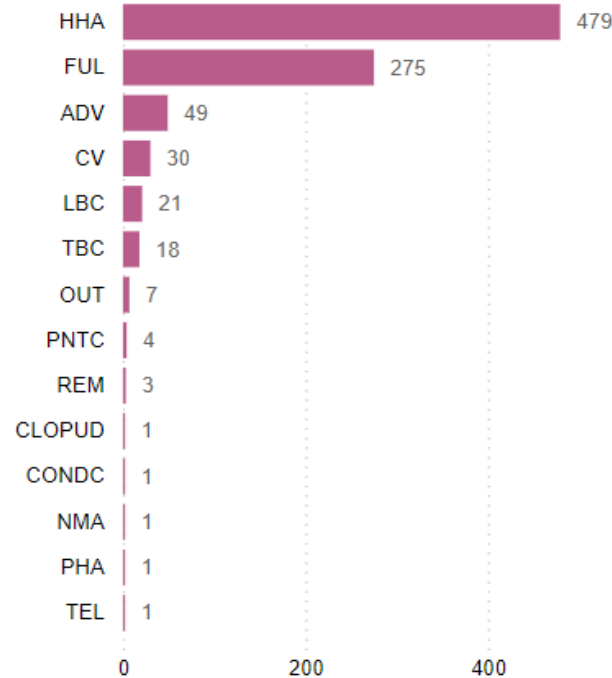
- Bradley Steel
- Stephie Theedom
- Michelle Oakley
- Maryann Sorrell
- Rebekah Foster
- Zoe McAden



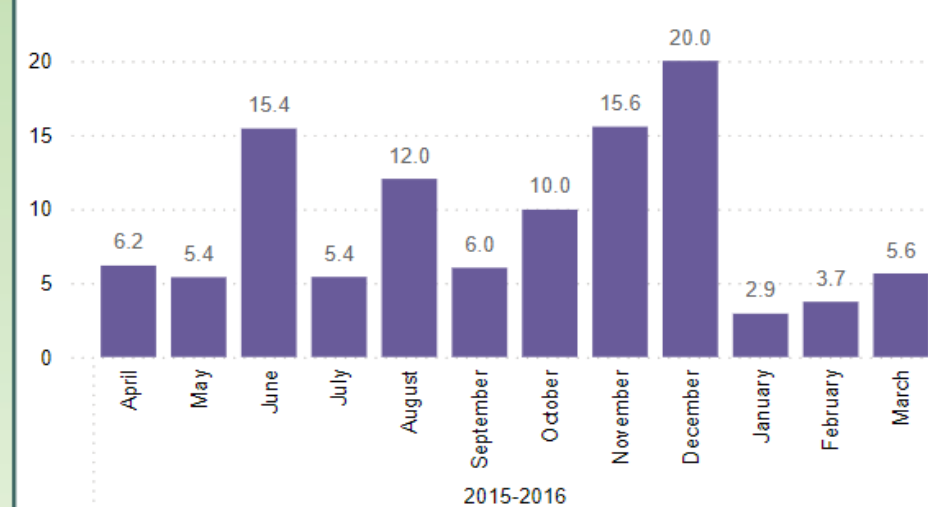
Count of Applications by Fiscal Year Period and Month



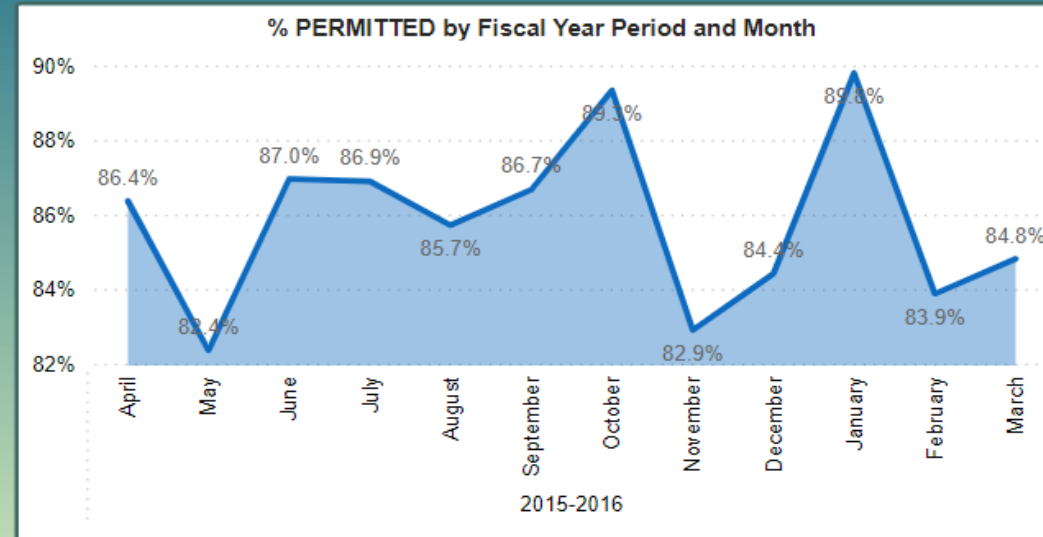
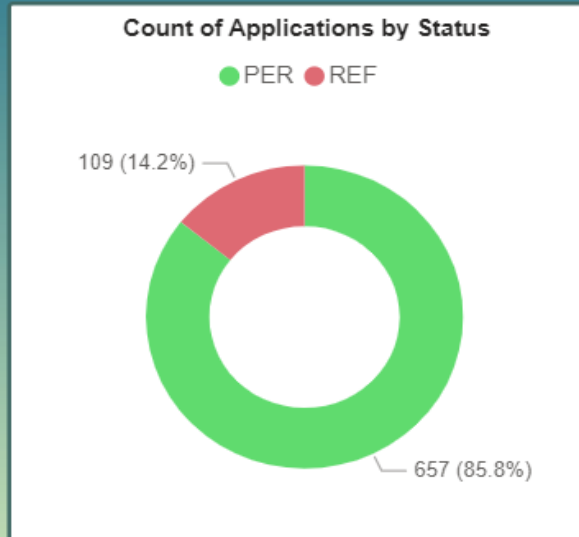
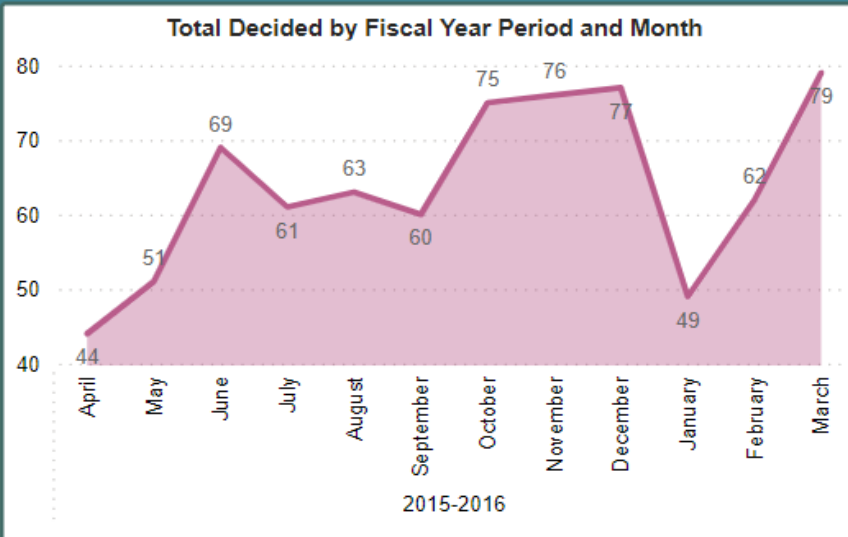
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2015-2016 Performance (2)

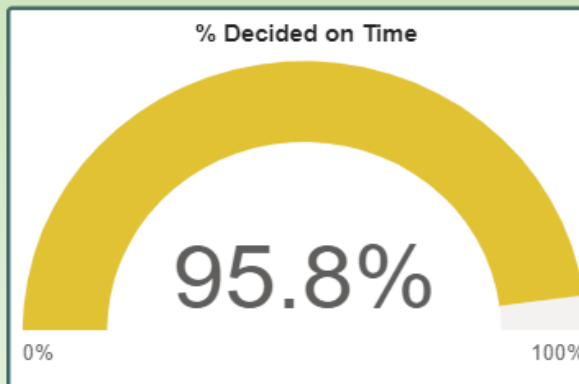
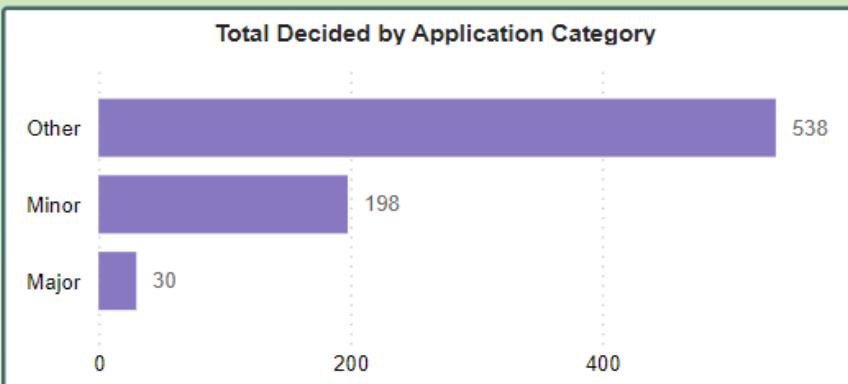
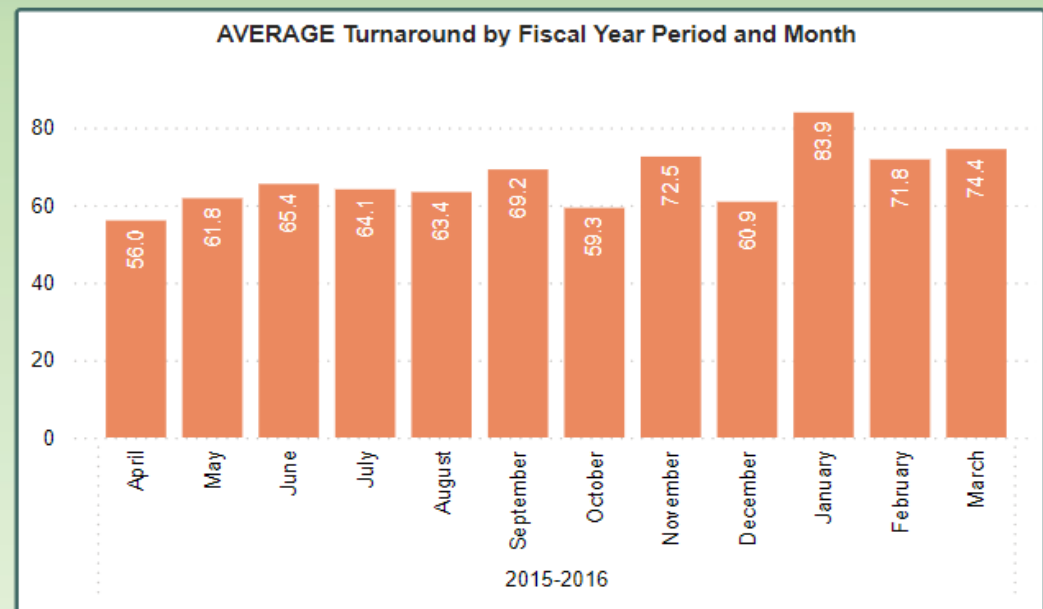


766
Decided Applications

91
Average Turnaround Time

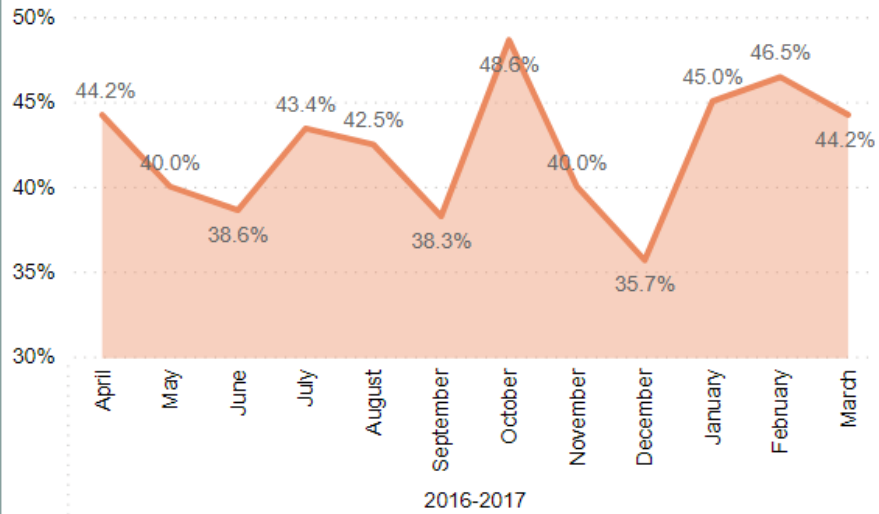
Decision Date

01/04/2015 31/03/2016



2016-2017 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2016 31/03/2017



1940

Validated Applications

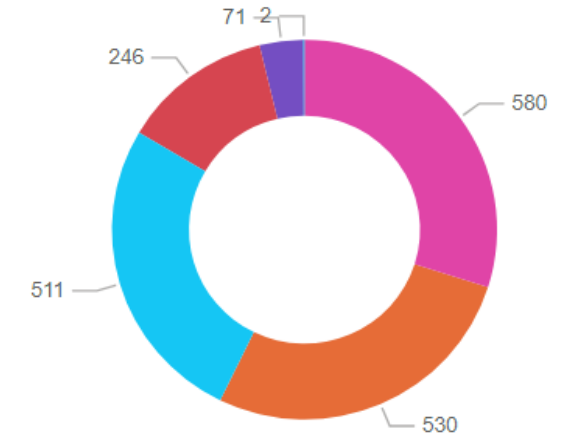


42.4%

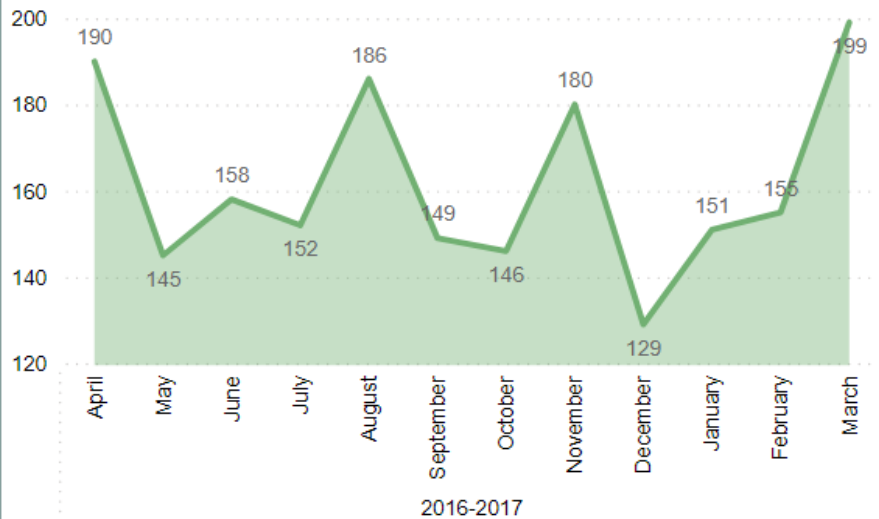
% INVALID

Count of Applications by Receiving Officer

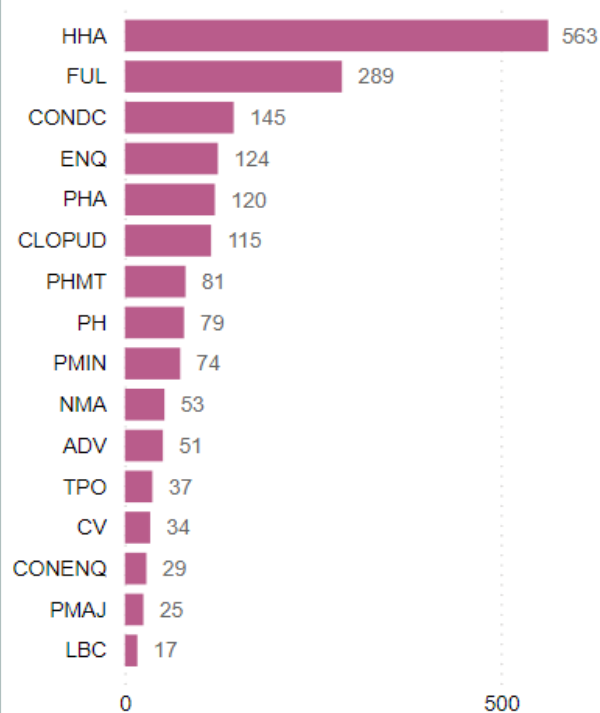
- Stephie Theodom
- Bradley Steel
- Kasey-Rae Prince
- Celen Hurbas
- Michelle Oakley
- Oneapp



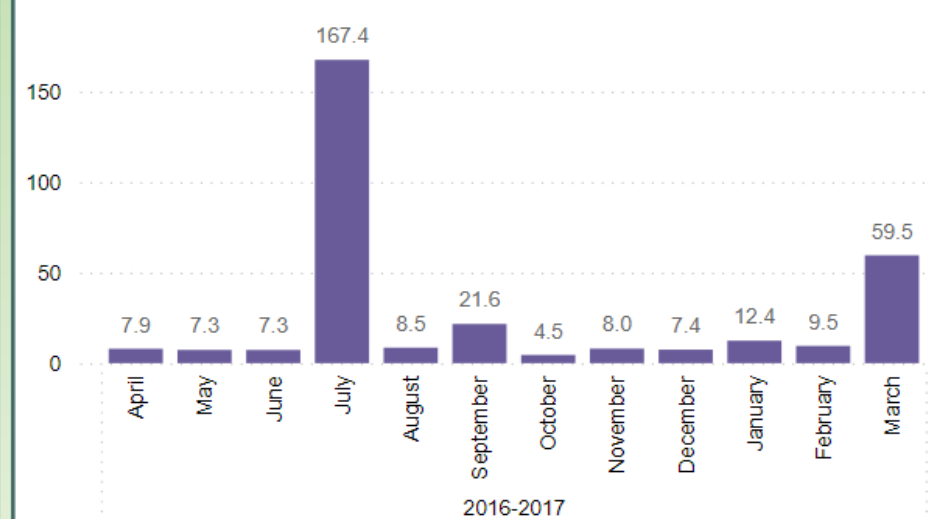
Count of Applications by Fiscal Year Period and Month



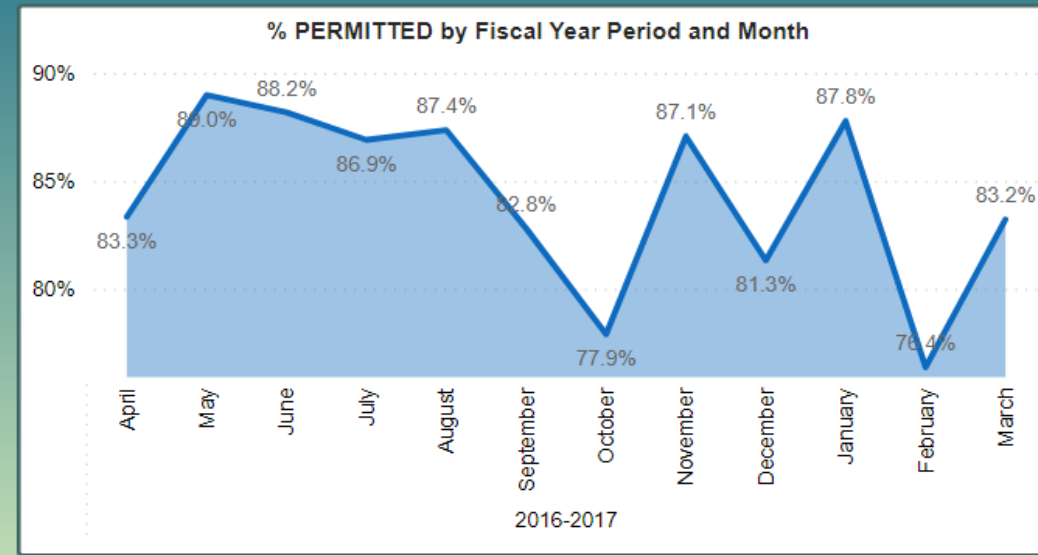
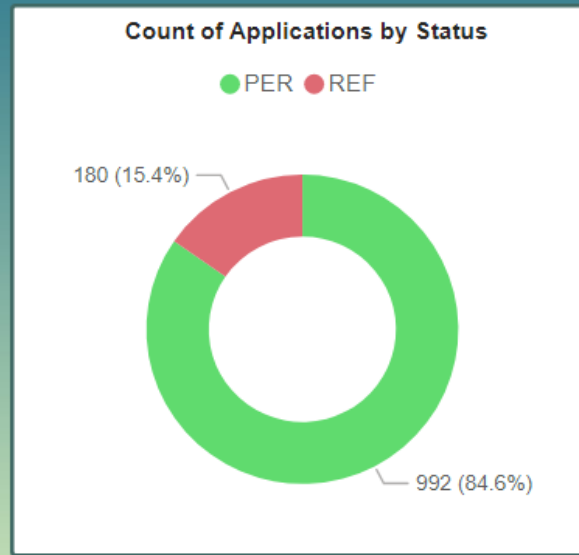
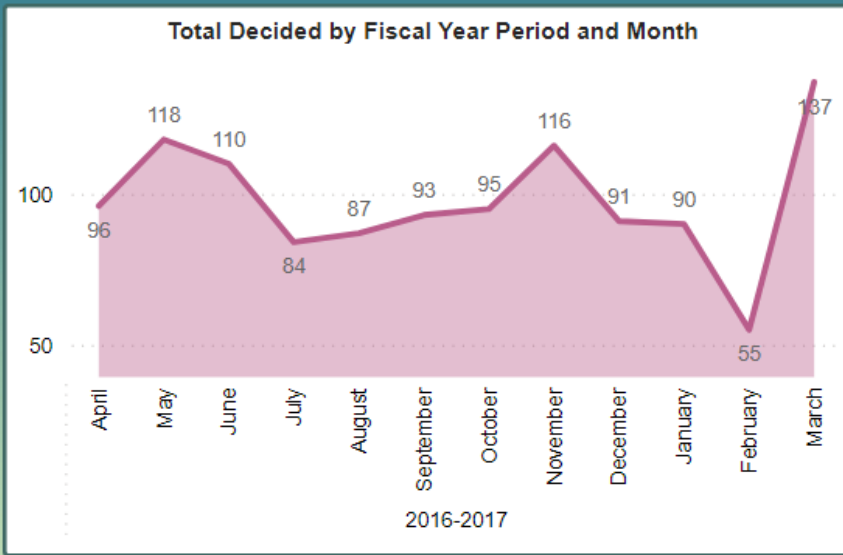
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2016-2017 Performance (2)

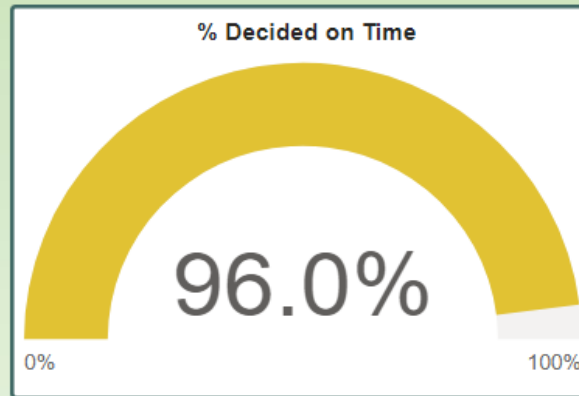
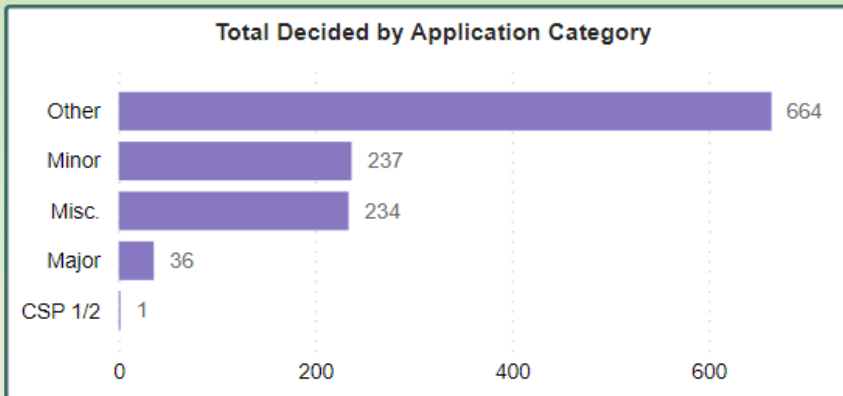
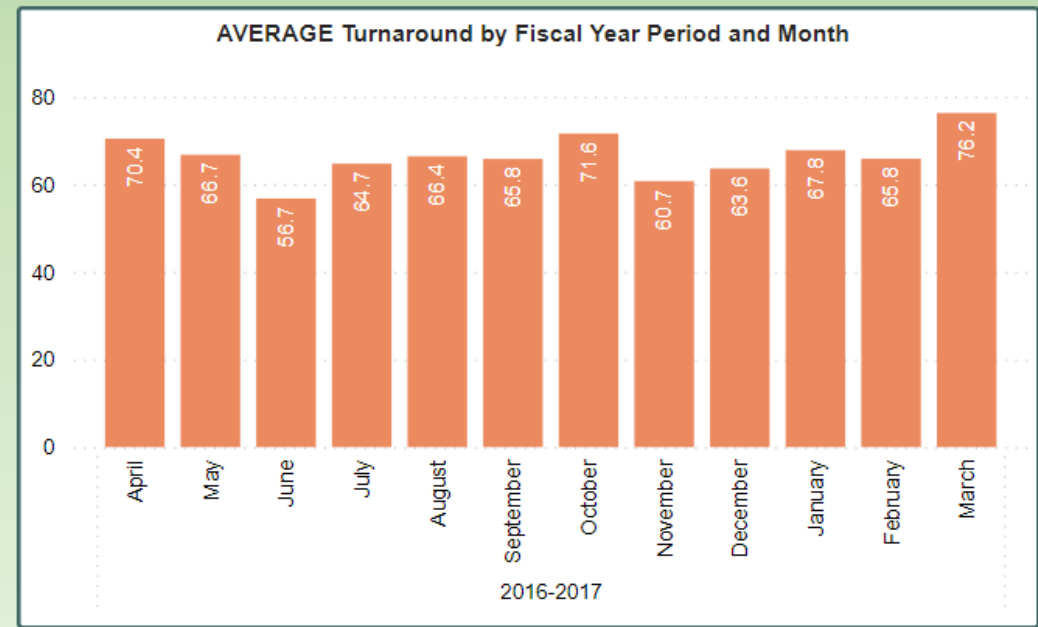


1172
Decided Applications

123
Average Turnaround Time

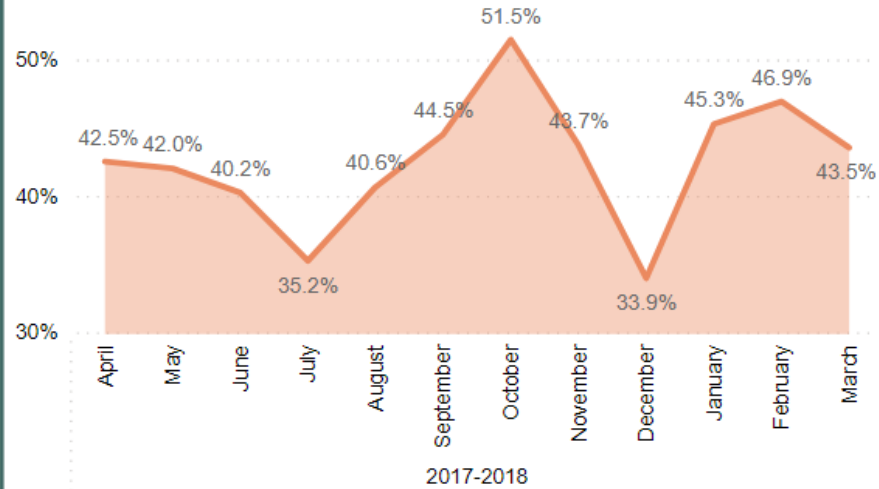
Decision Date

01/04/2016 31/03/2017



2017-2018 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2017 31/03/2018



1914

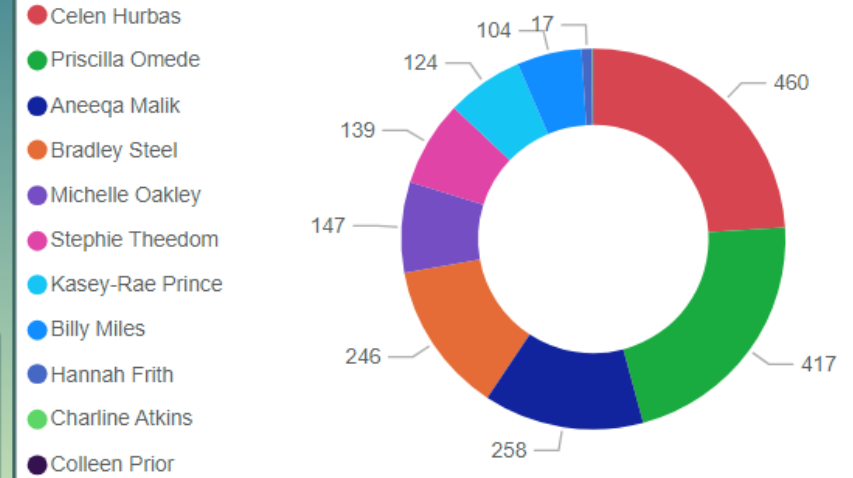
Validated Applications



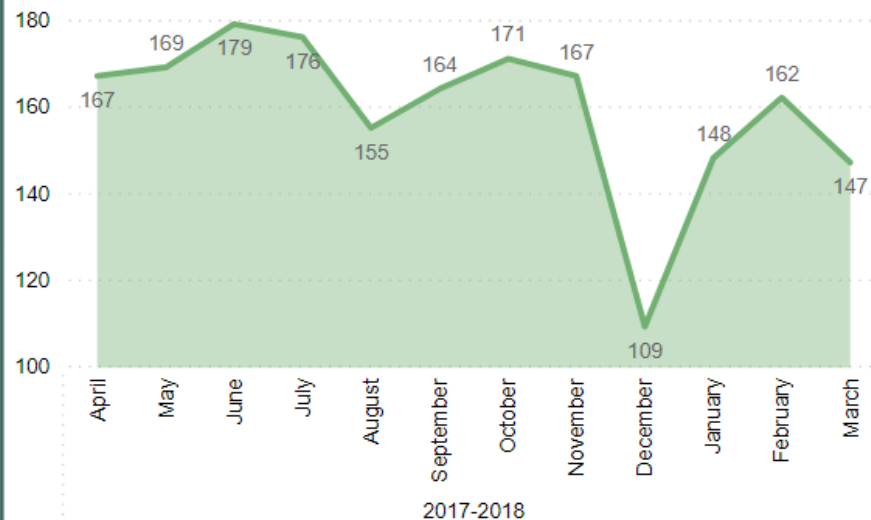
42.7%

% INVALID

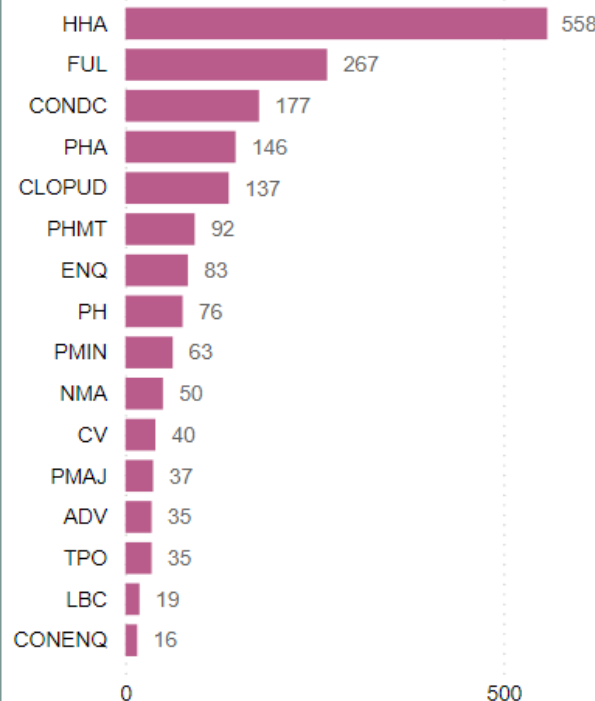
Count of Applications by Receiving Officer



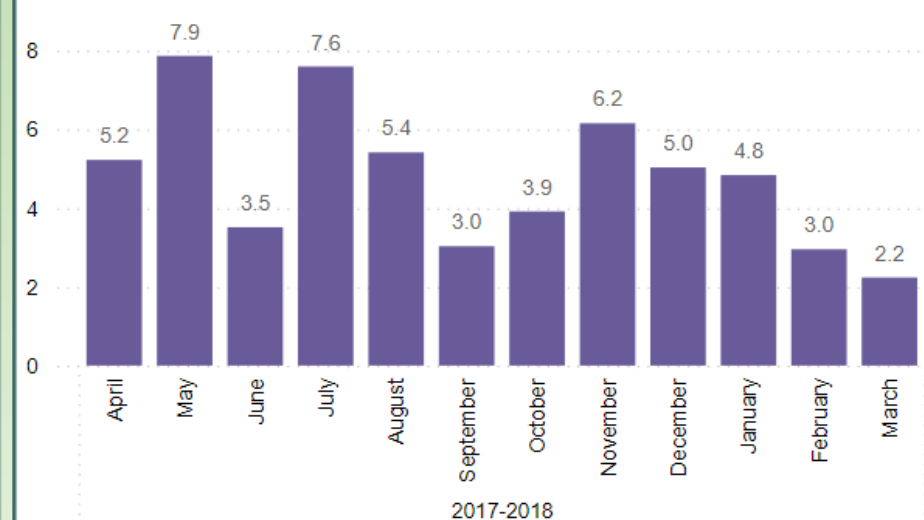
Count of Applications by Fiscal Year Period and Month



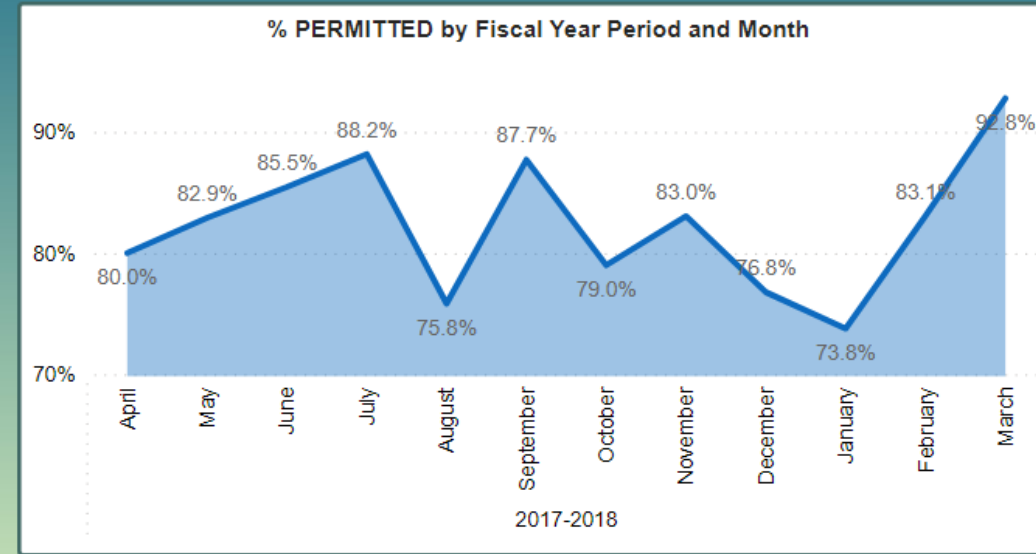
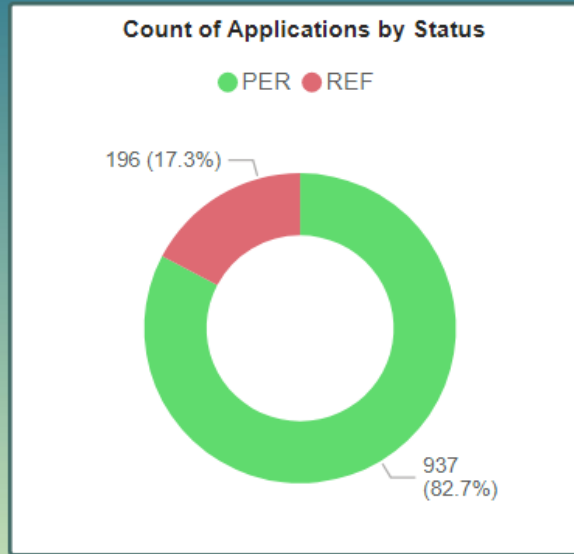
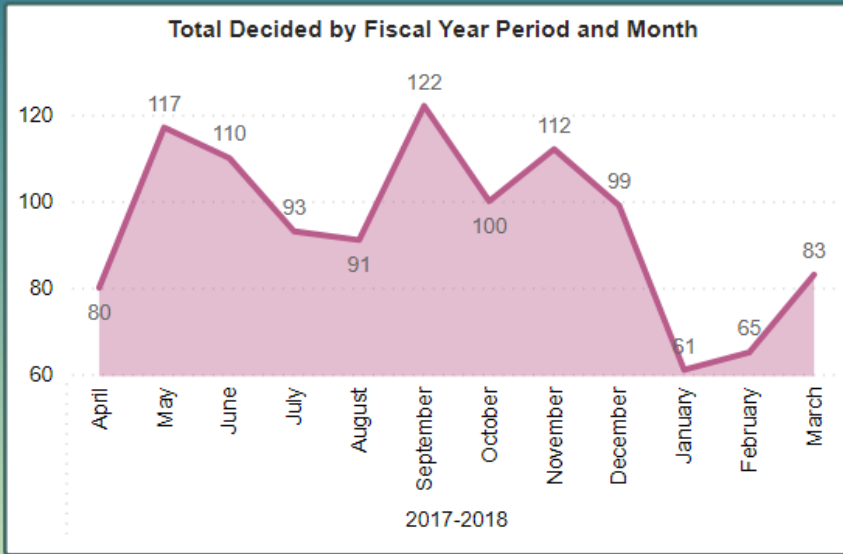
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2017-2018 Performance (2)

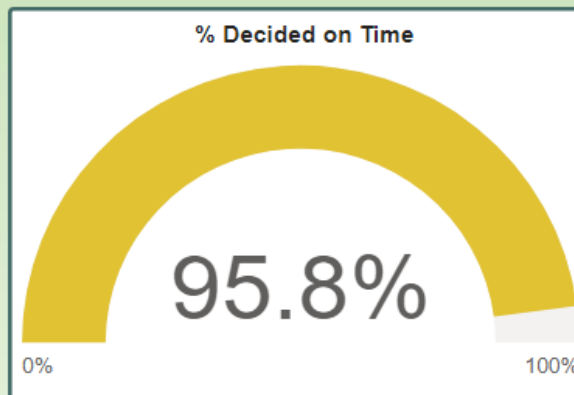
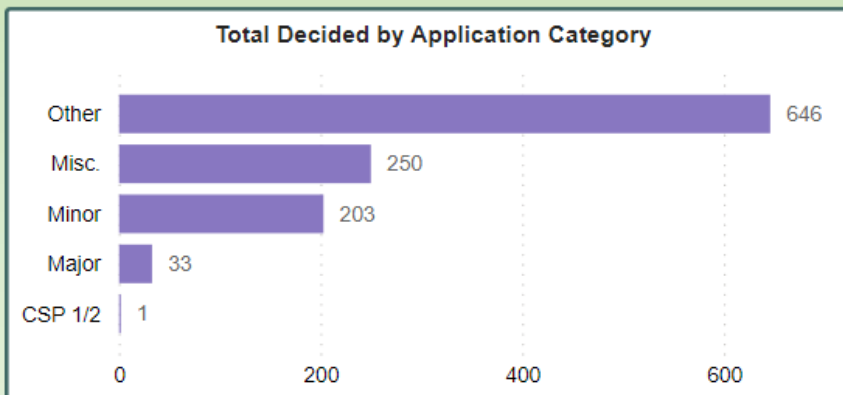
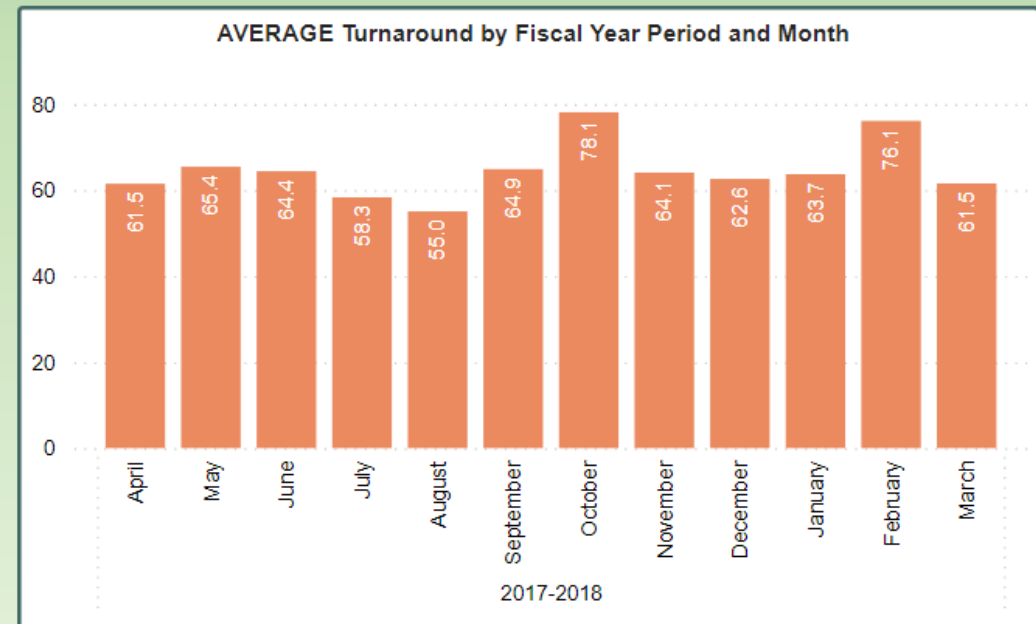


1133
Decided Applications

109
Average Turnaround Time

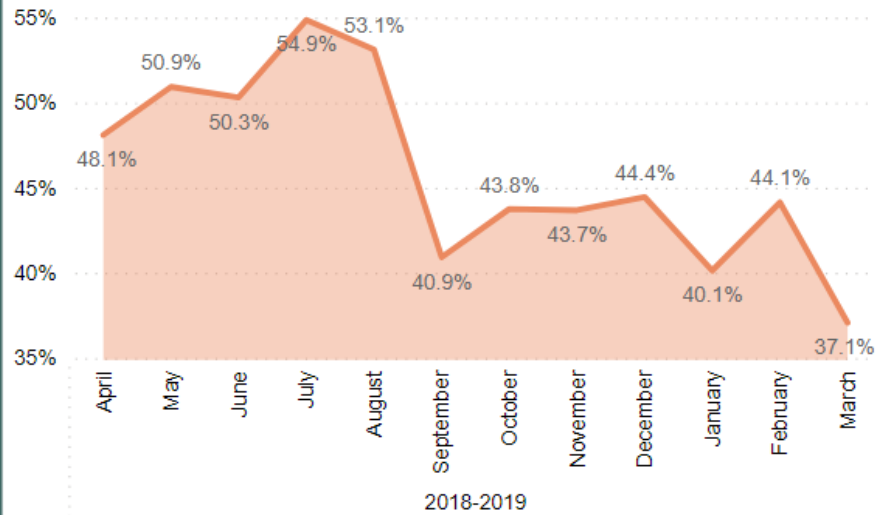
Decision Date

01/04/2017 31/03/2018



2018-2019 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2018 31/03/2019



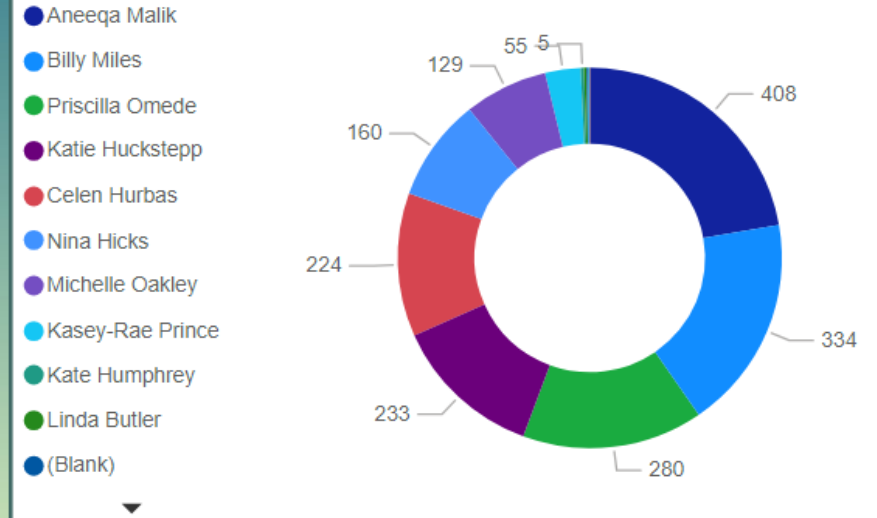
1837

Validated Applications

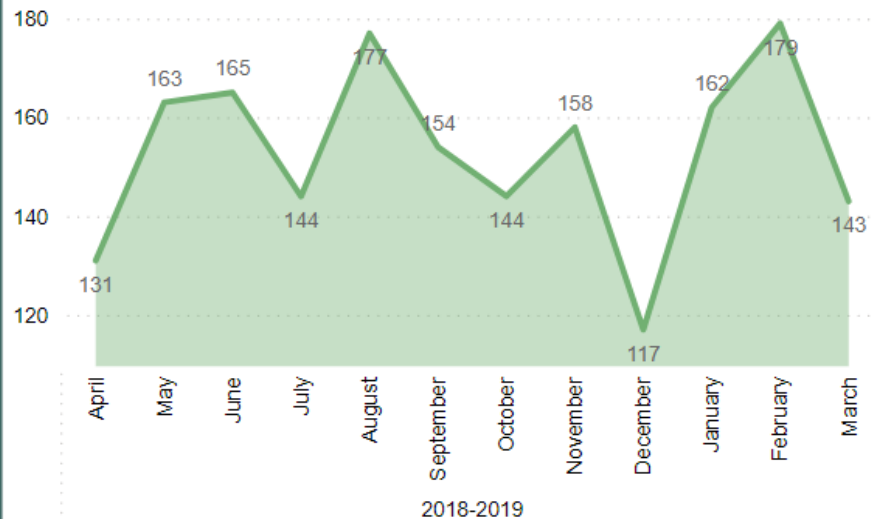
46.1%

% INVALID

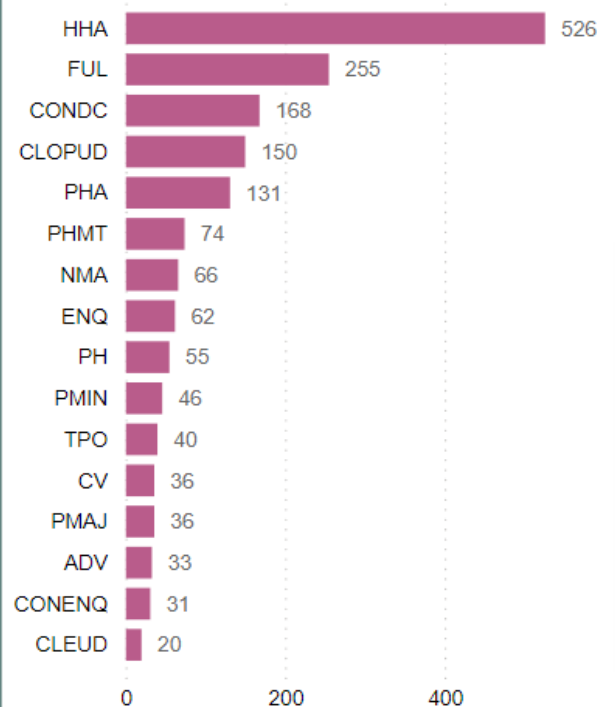
Count of Applications by Receiving Officer



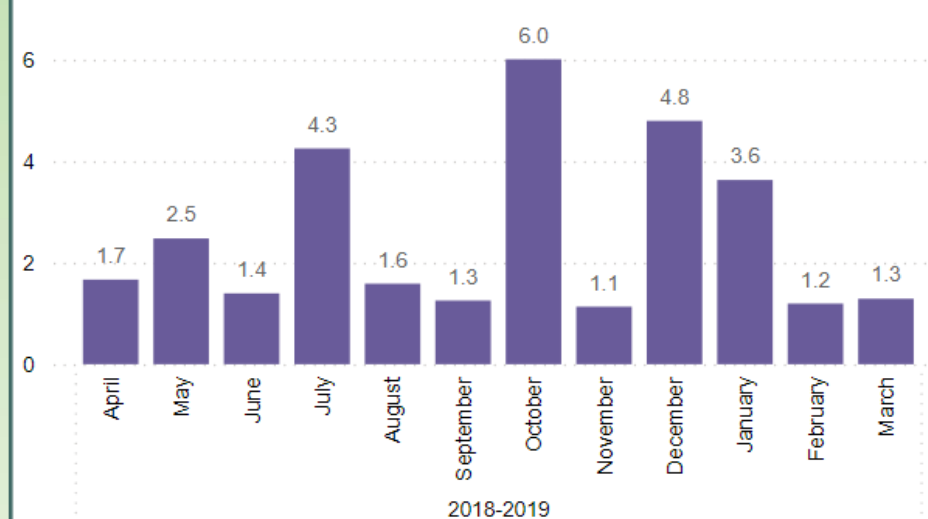
Count of Applications by Fiscal Year Period and Month



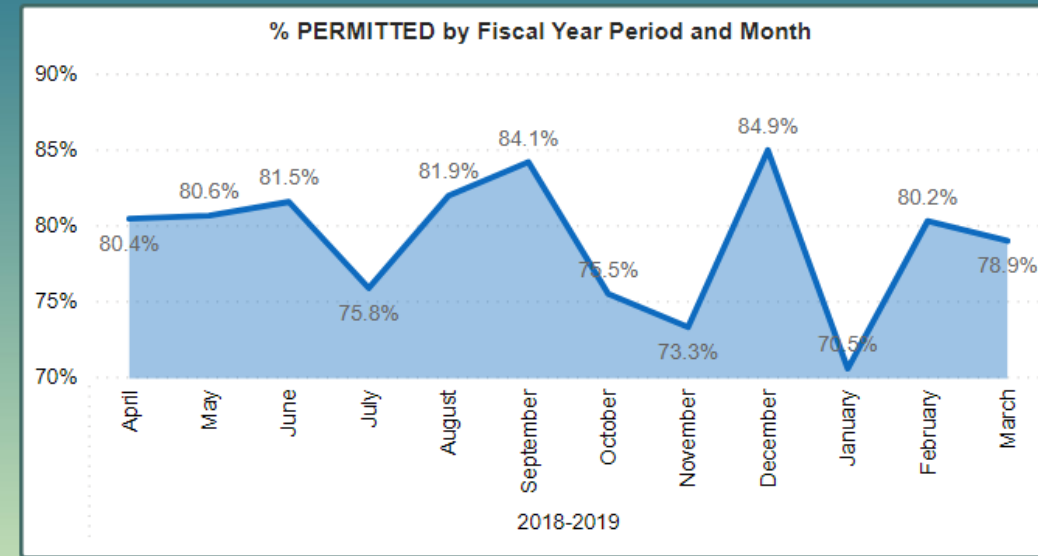
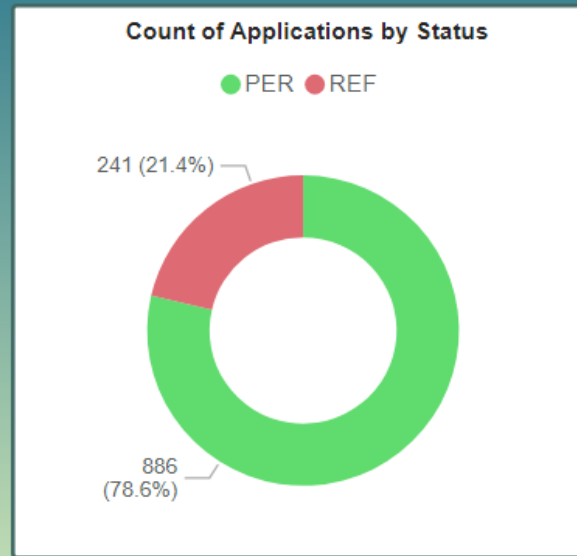
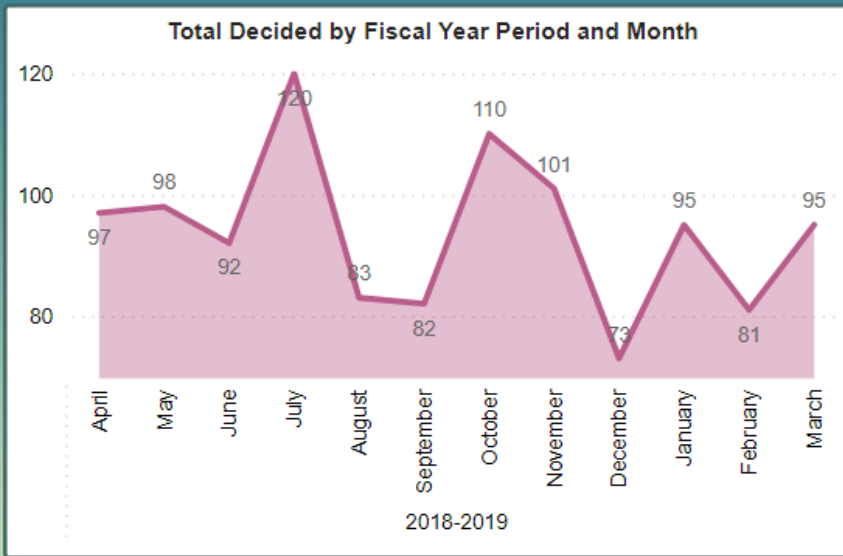
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2018-2019 Performance (2)

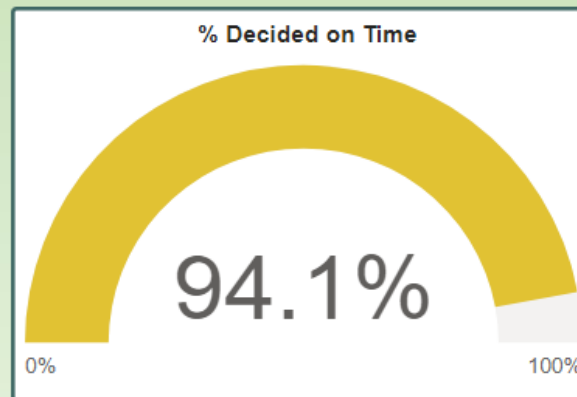
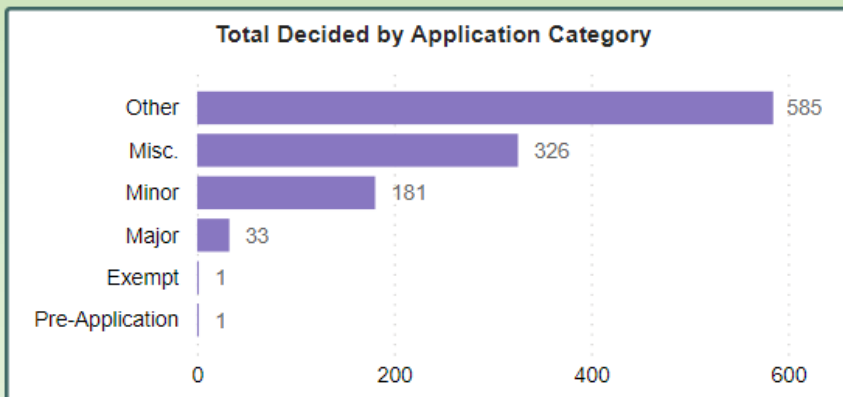
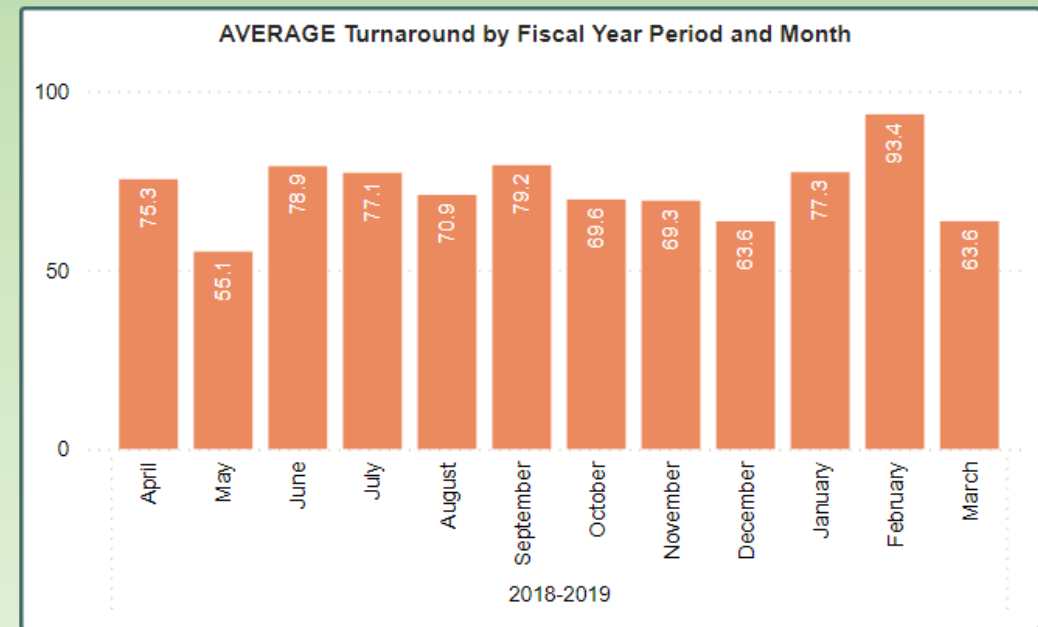


1127
Decided Applications

138
Average Turnaround Time

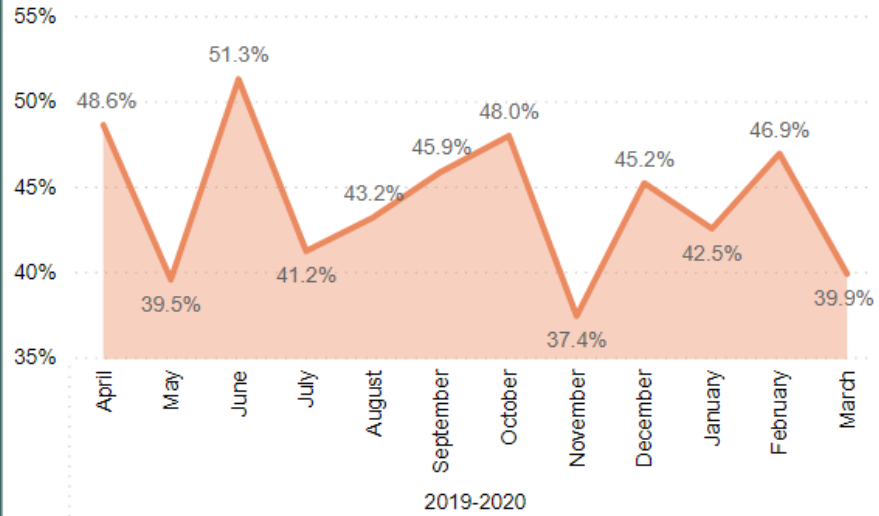
Decision Date

01/04/2018 31/03/2019



2019-2020 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2019 31/03/2020



1841

Validated Applications

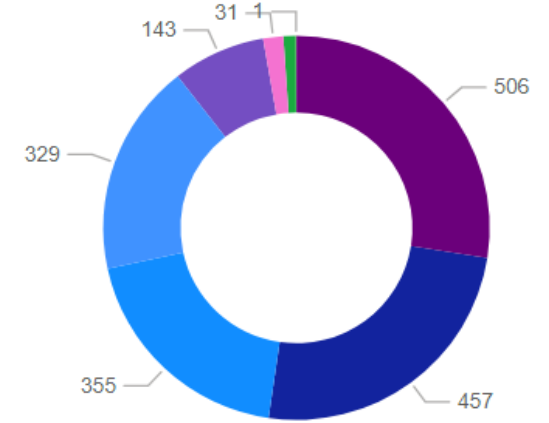


44.2%

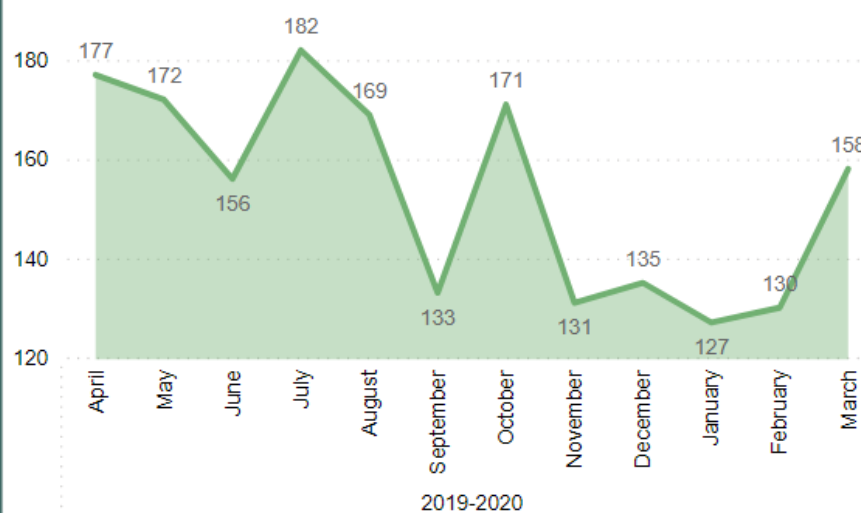
% INVALID

Count of Applications by Receiving Officer

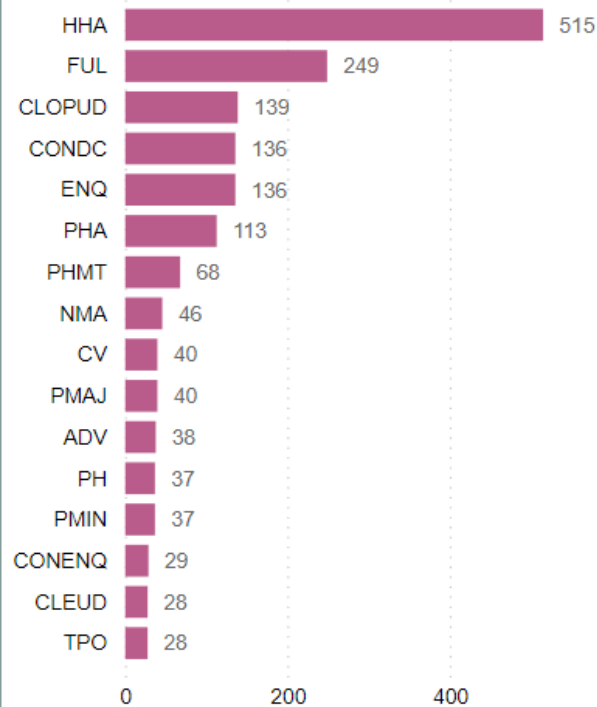
- Katie Huckstepp
- Aneeqa Malik
- Billy Miles
- Nina Hicks
- Michelle Oakley
- Anita St.Clair
- Priscilla Omede
- Celen Hurbas



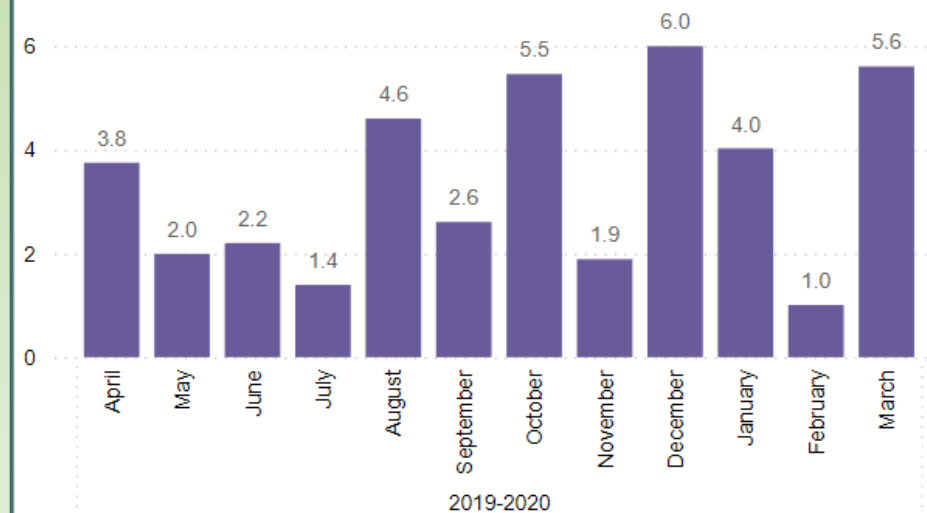
Count of Applications by Fiscal Year Period and Month



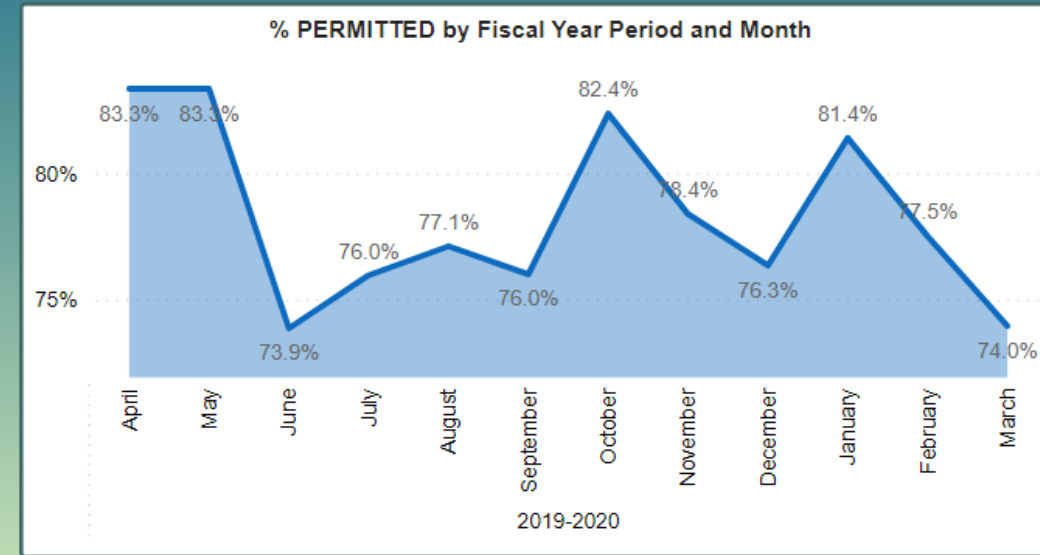
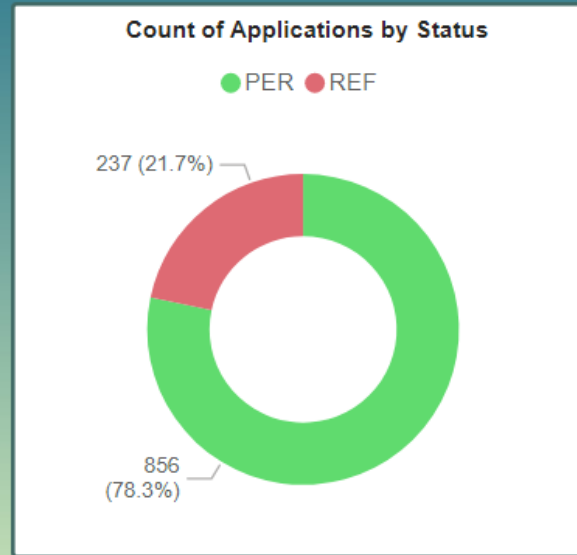
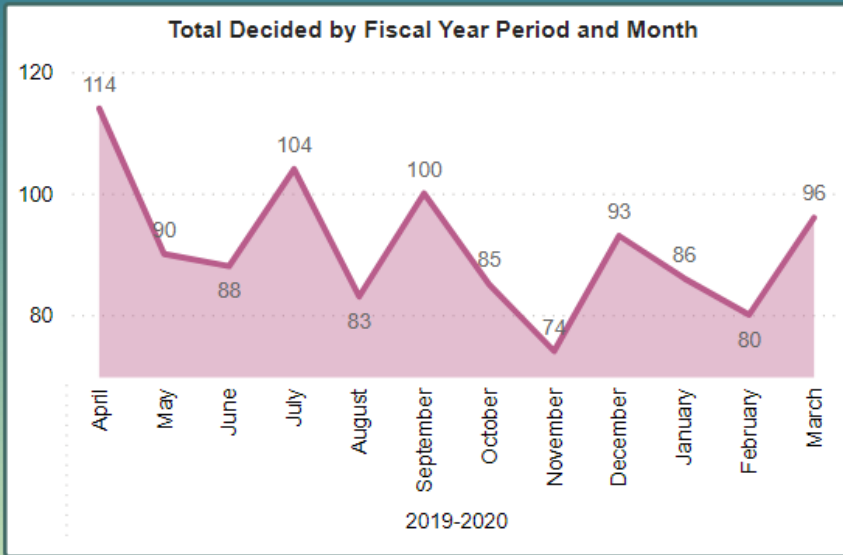
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2019-2020 Performance (2)

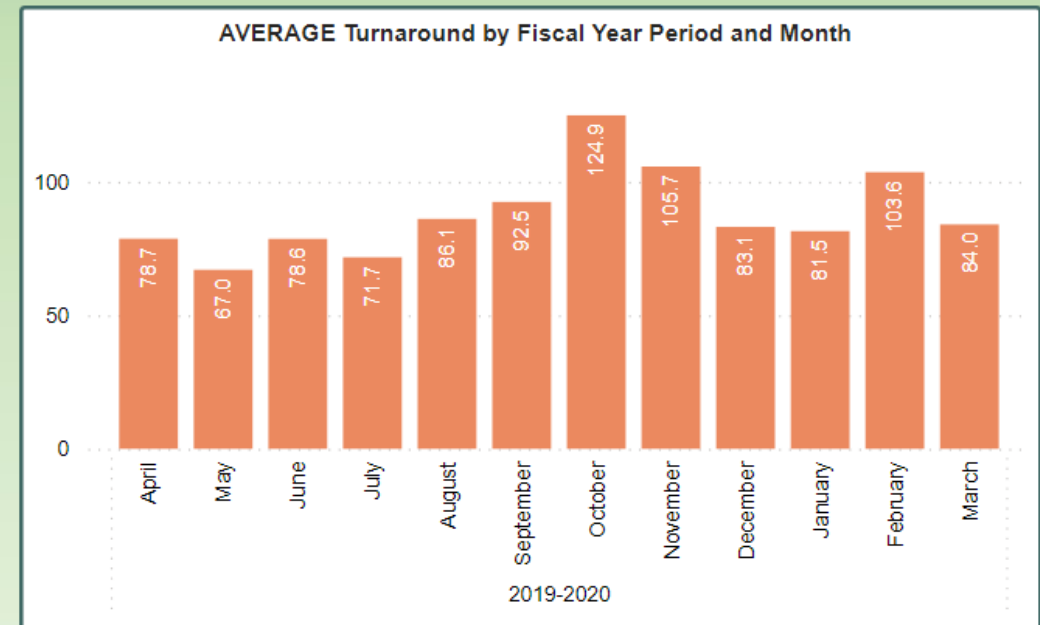
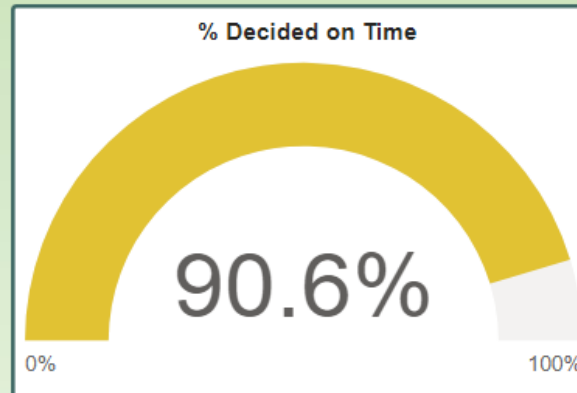
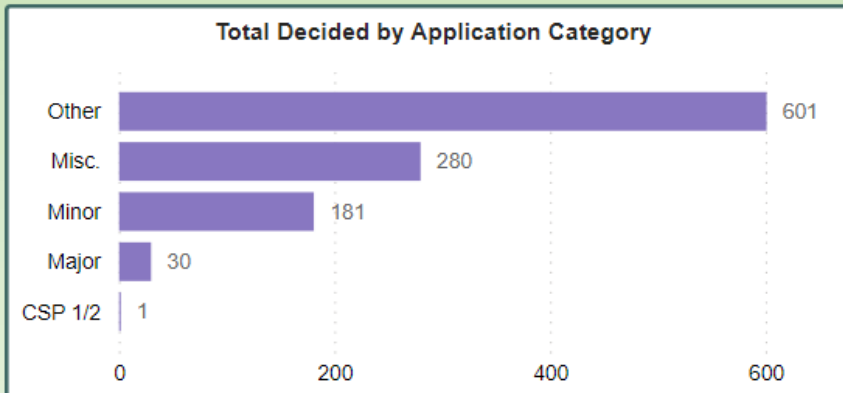


1093
Decided Applications

627
Average Turnaround Time

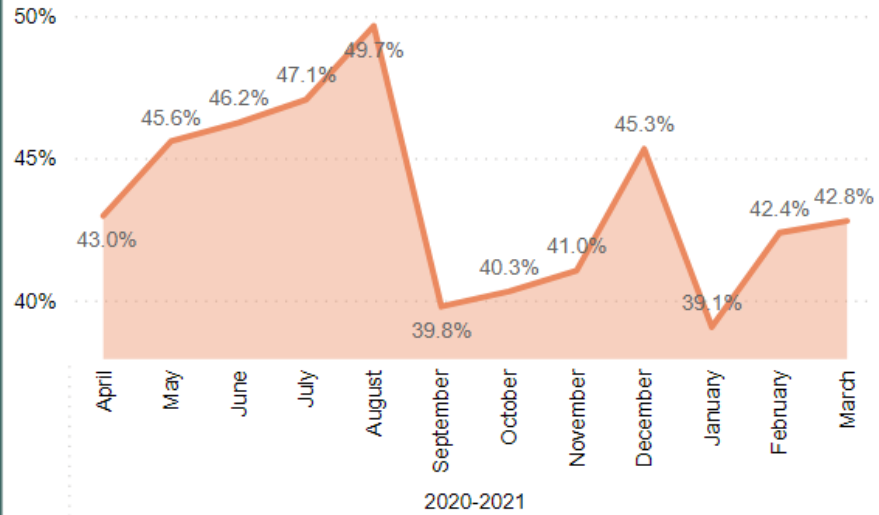
Decision Date

01/04/2019 31/03/2020



2020-2021 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2020 31/03/2021



2000

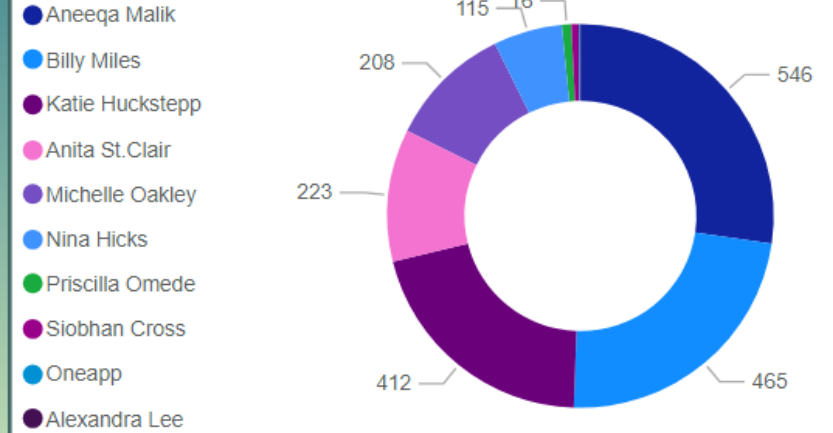
Validated Applications



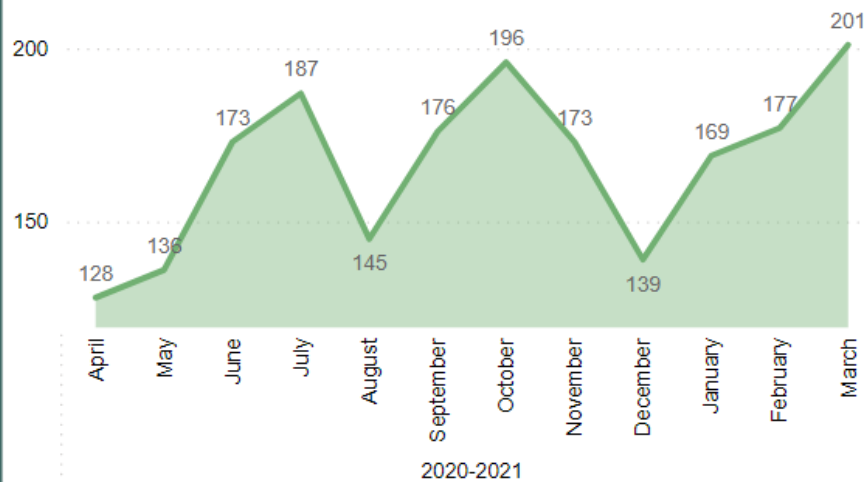
43.4%

% INVALID

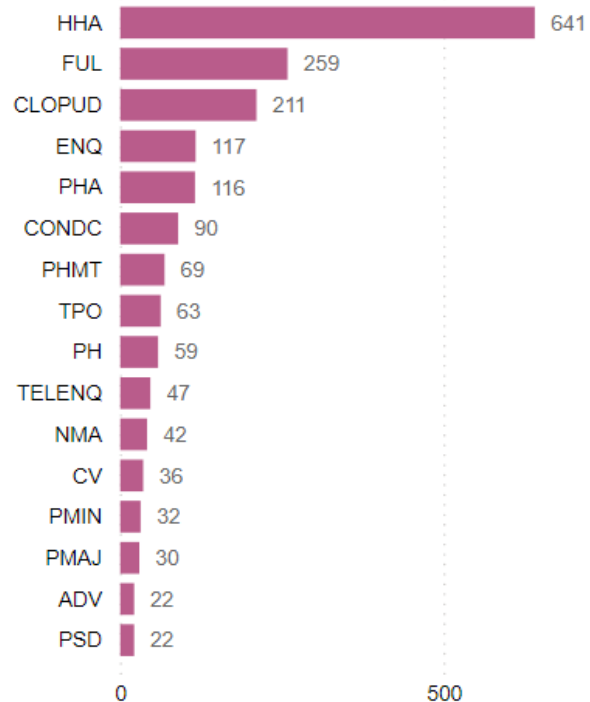
Count of Applications by Receiving Officer



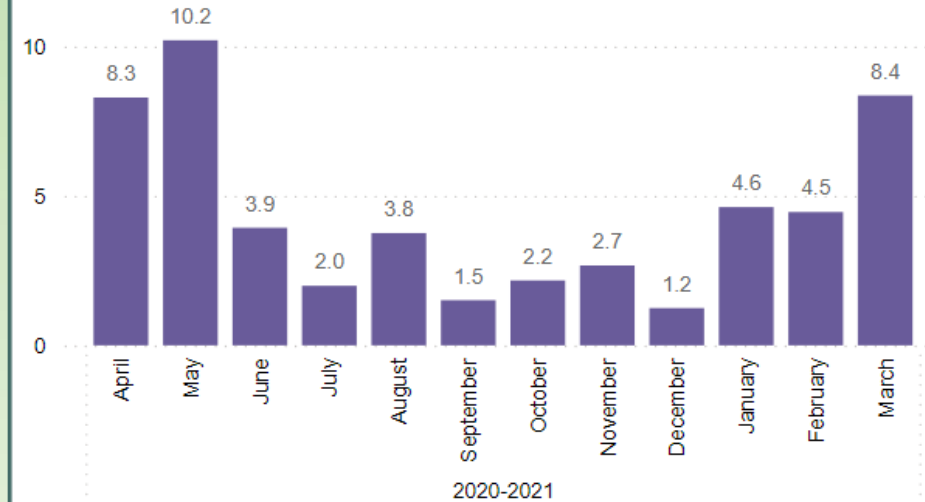
Count of Applications by Fiscal Year Period and Month



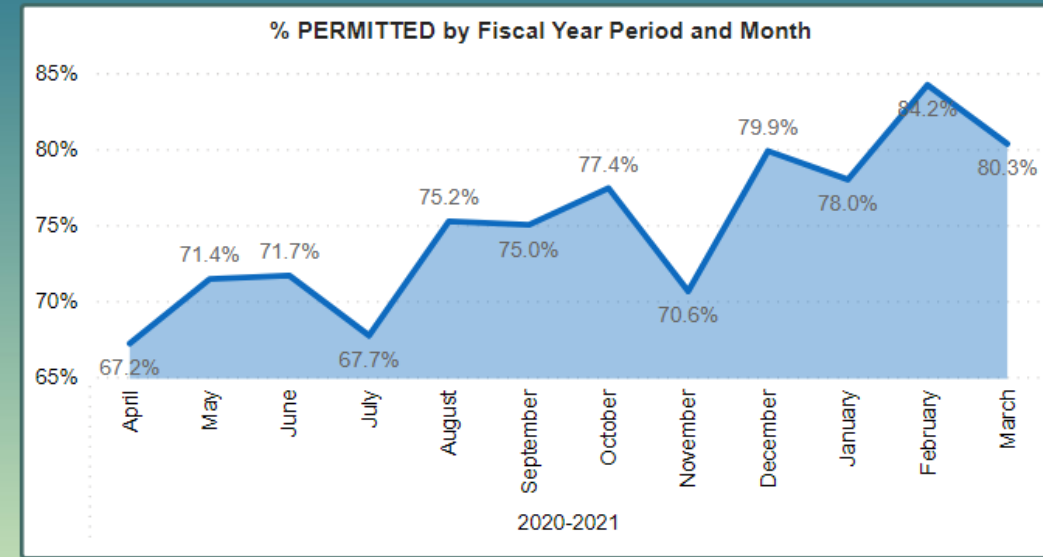
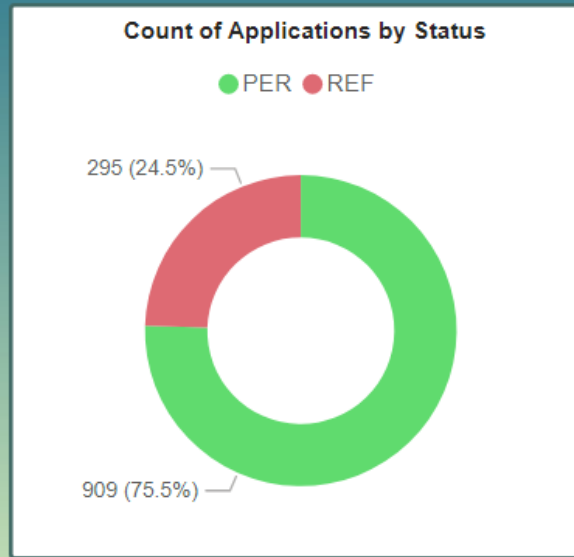
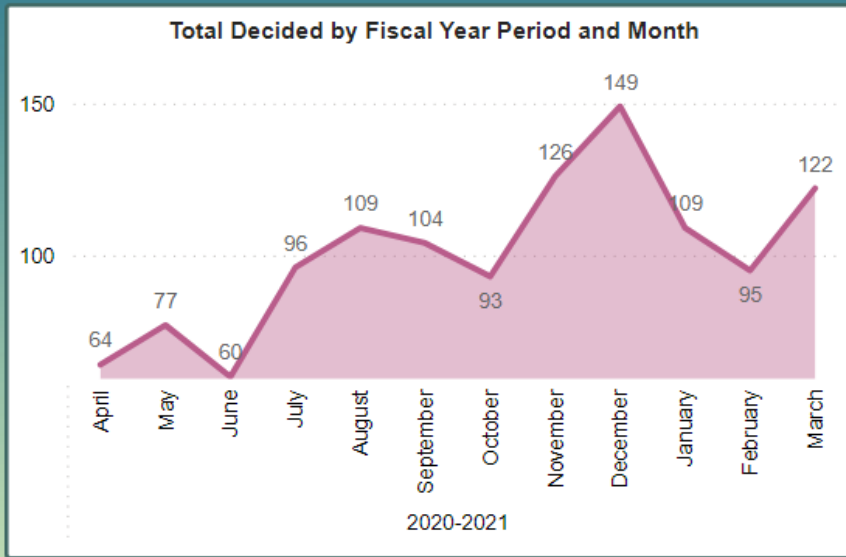
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2020-2021 Performance (2)

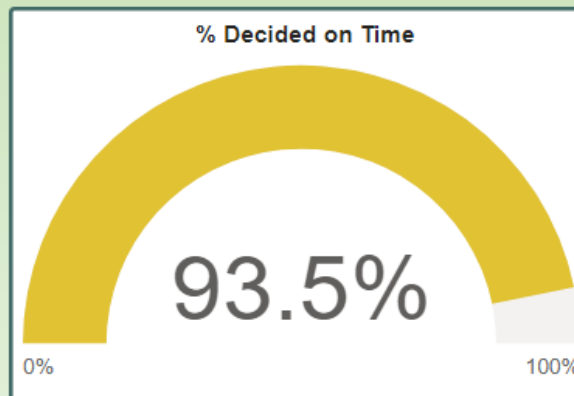
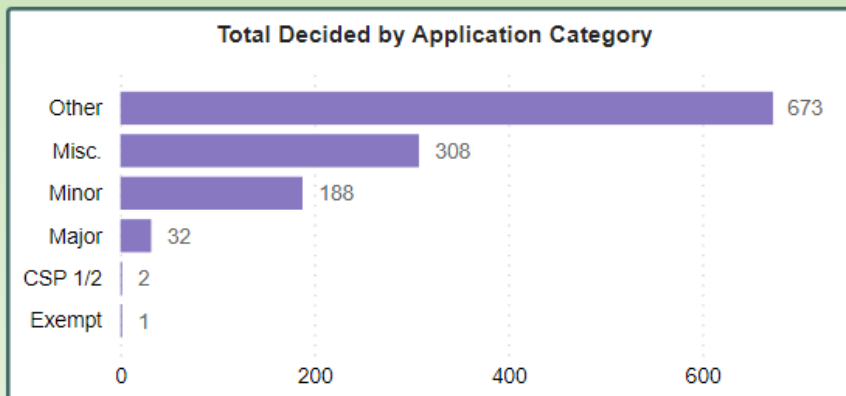
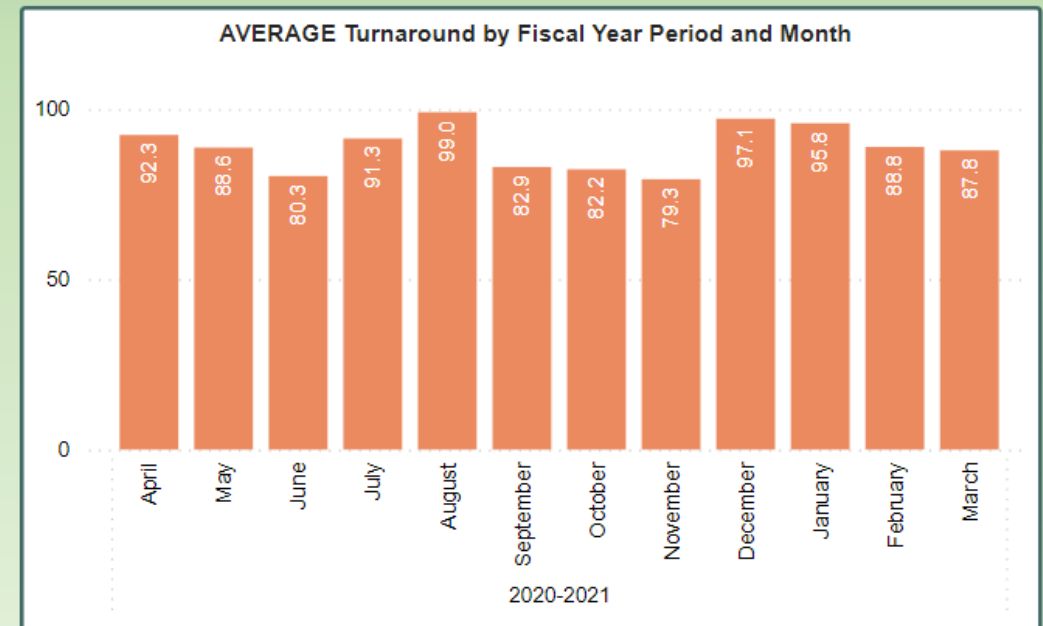


1204
Decided Applications

147
Average Turnaround Time

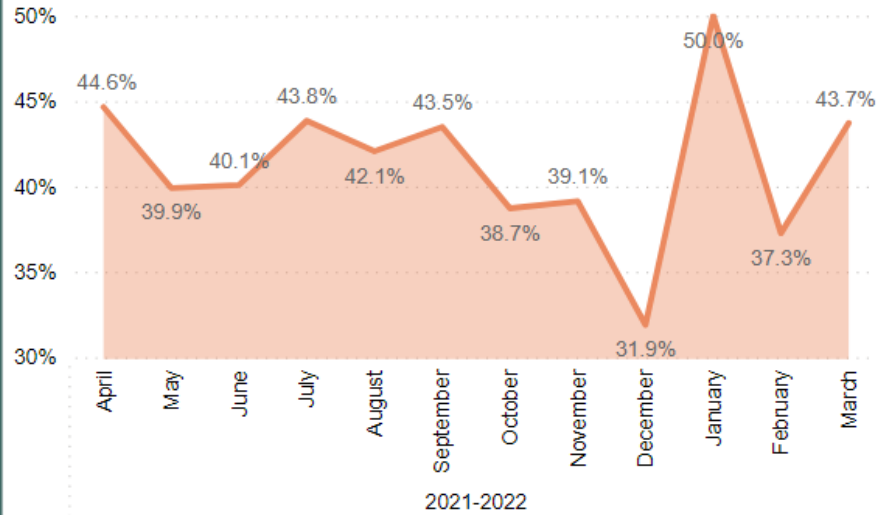
Decision Date

01/04/2020 31/03/2021



2021-2022 Performance (1)

% Invalid by Fiscal Year Period and Month



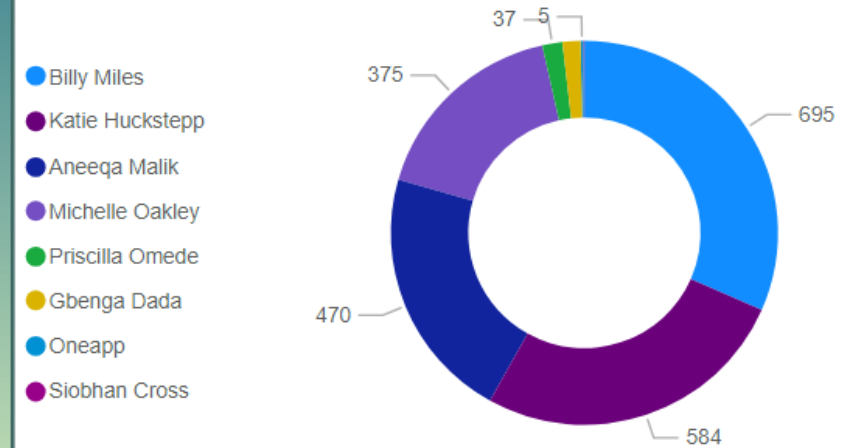
Date Validated



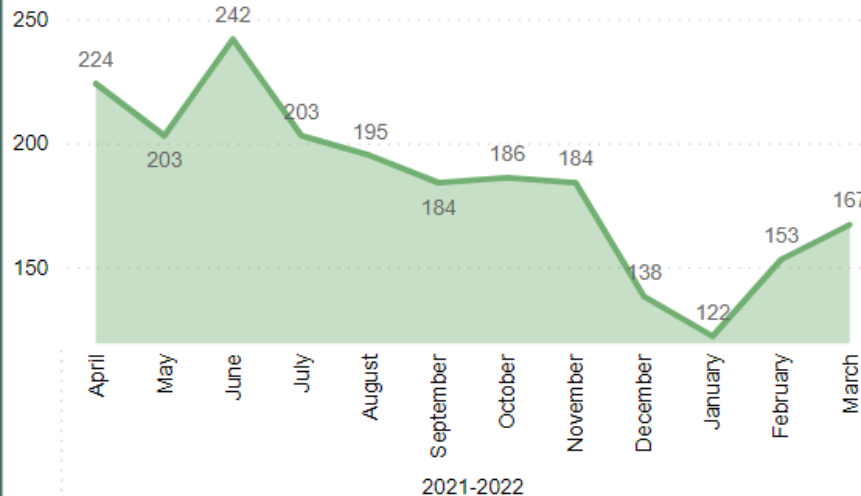
2201
Validated Applications

41.3%
% INVALID

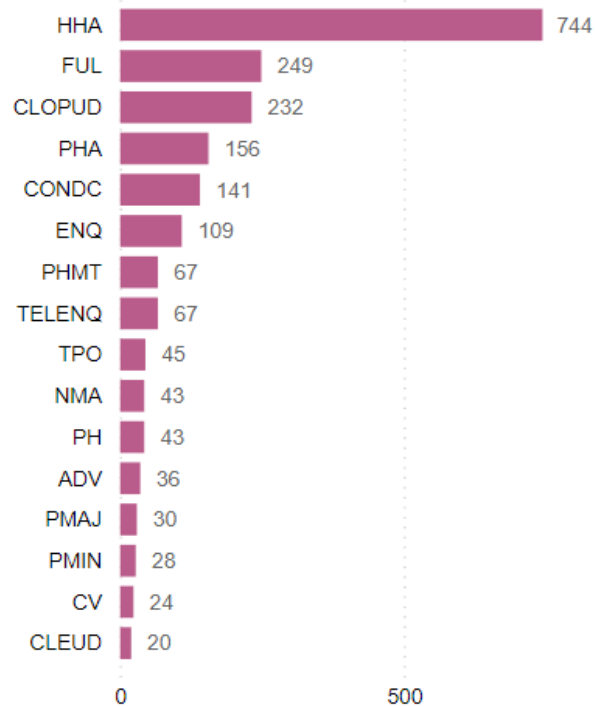
Count of Applications by Receiving Officer



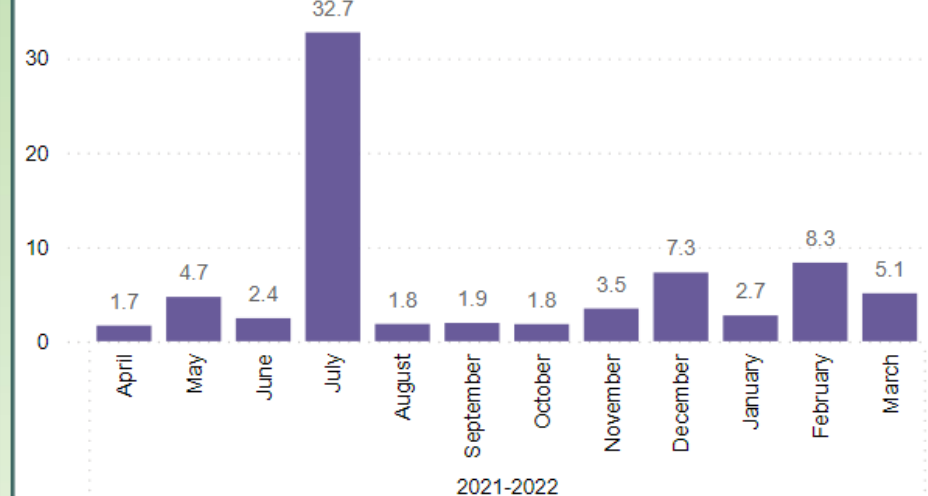
Count of Applications by Fiscal Year Period and Month



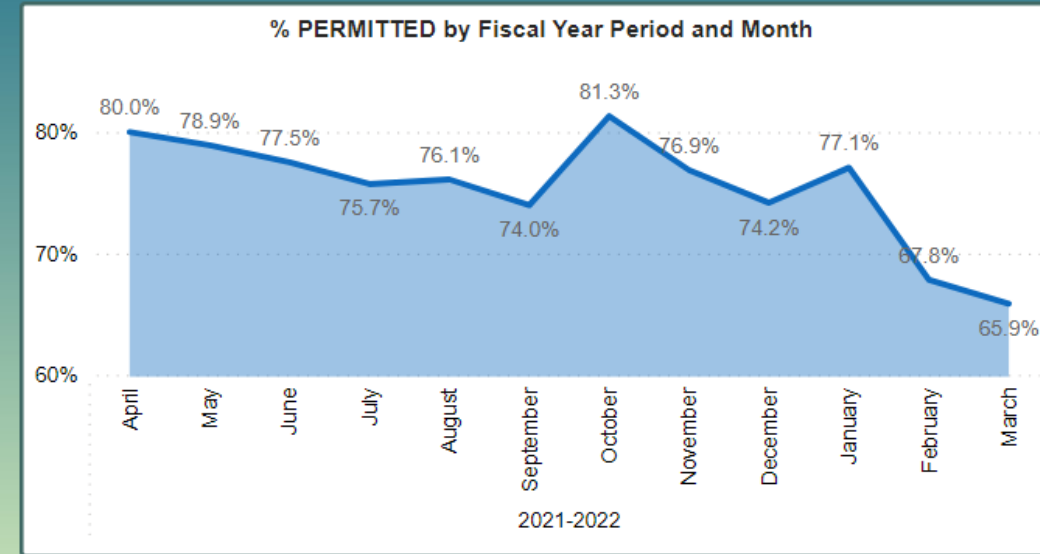
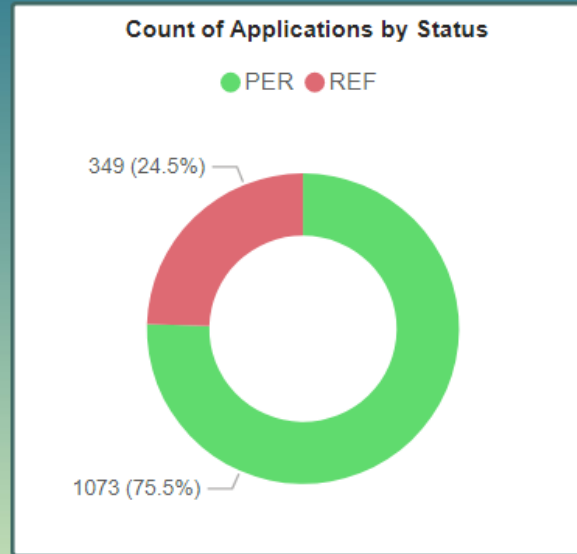
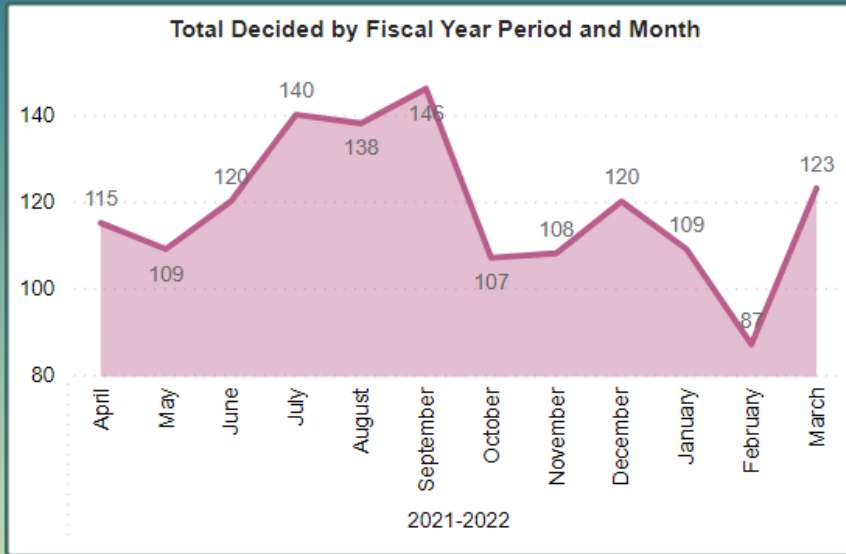
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2021-2022 Performance (2)

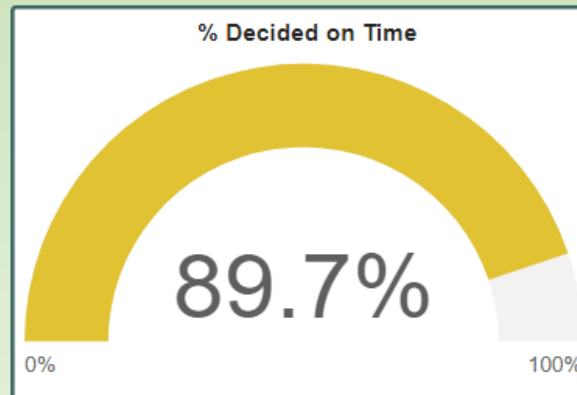
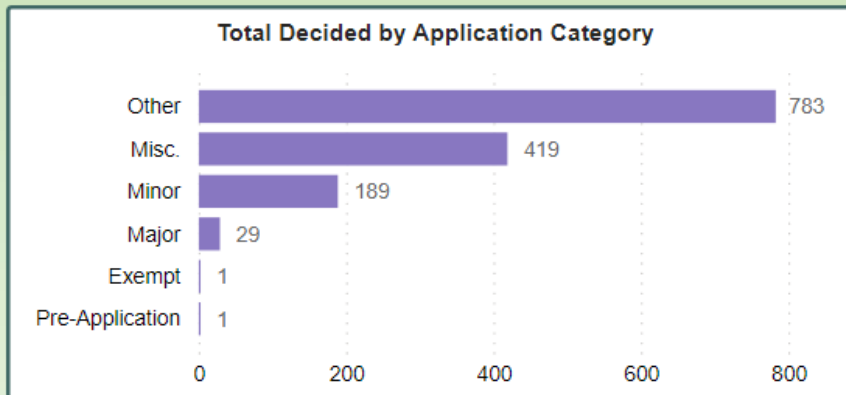
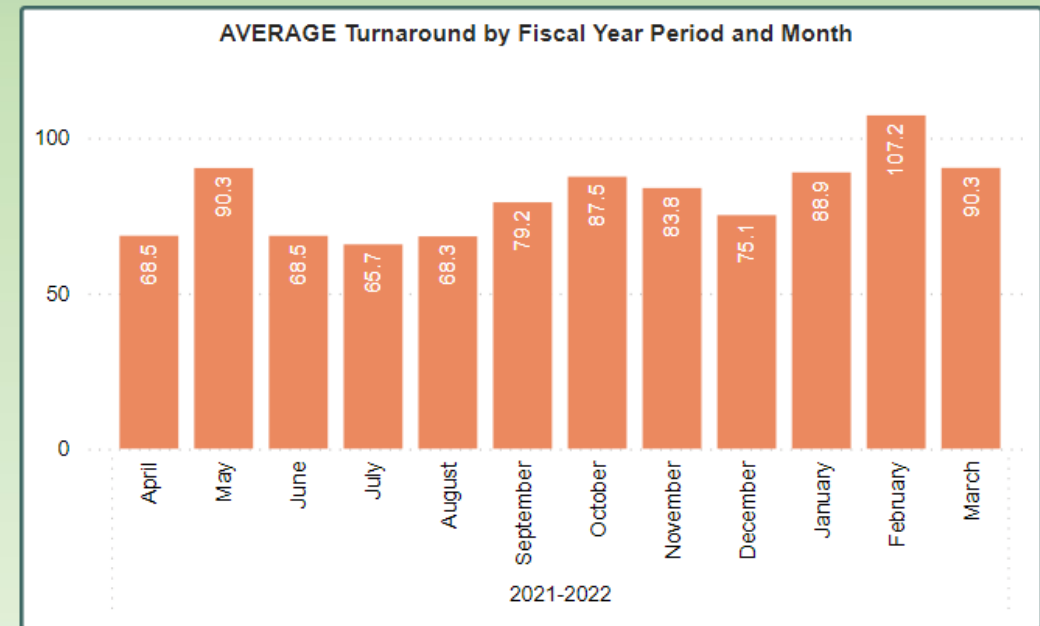


1422
Decided Applications

280
Average Turnaround Time

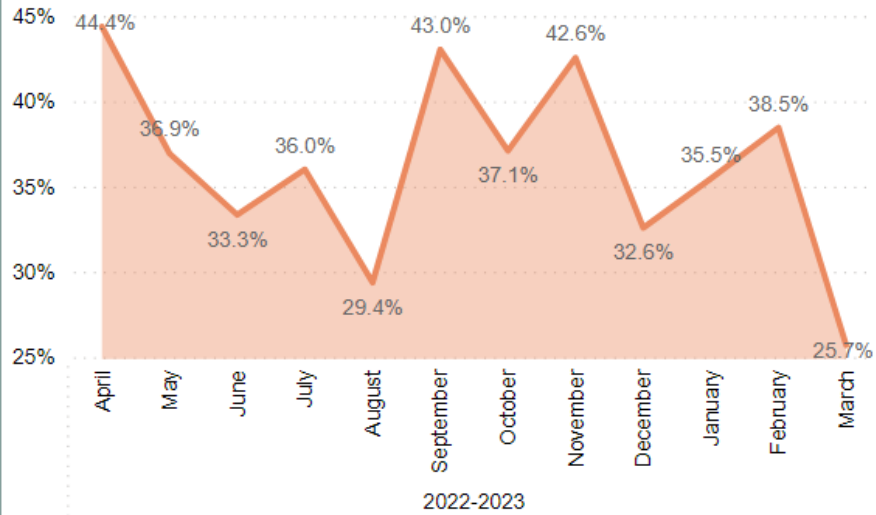
Decision Date

01/04/2021 31/03/2022



2022-2023 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2022 31/03/2023



1770

Validated Applications

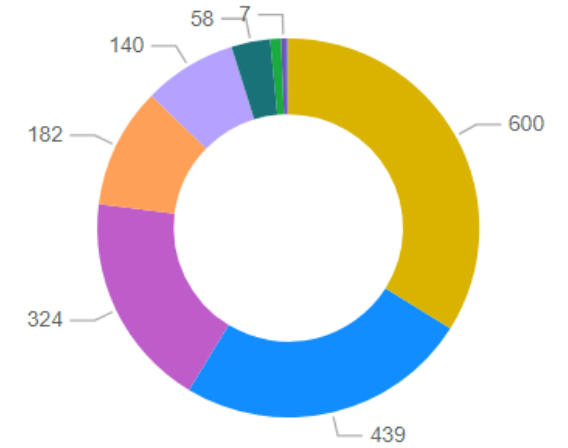


36.4%

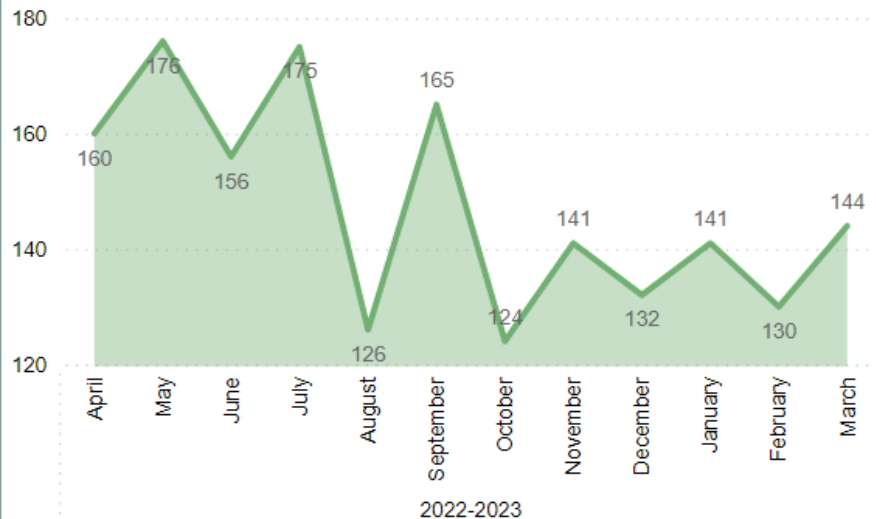
% INVALID

Count of Applications by Receiving Officer

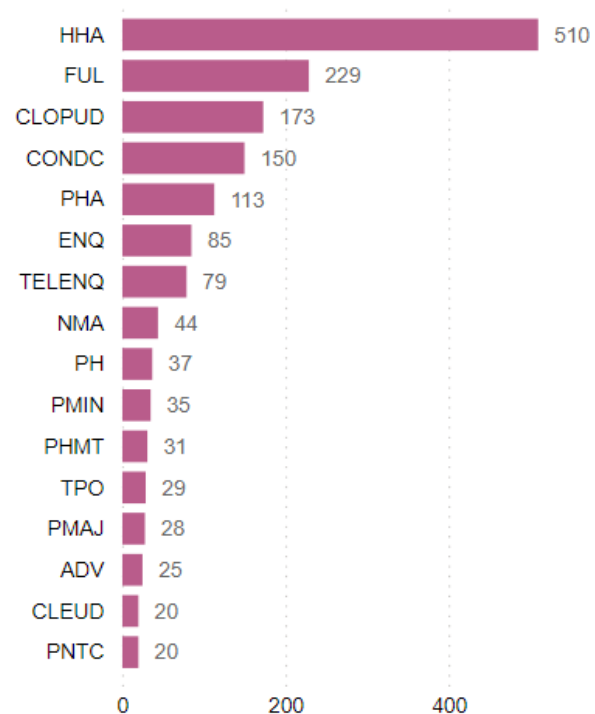
- Gbenga Dada
- Billy Miles
- Megan Rudd
- Ella Hay
- Annestasia Obinwa
- Sarah Singleton
- Priscilla Omede
- Michelle Oakley
- Aneeqa Malik
- Clive Collins
- Kasey-Rae Prince



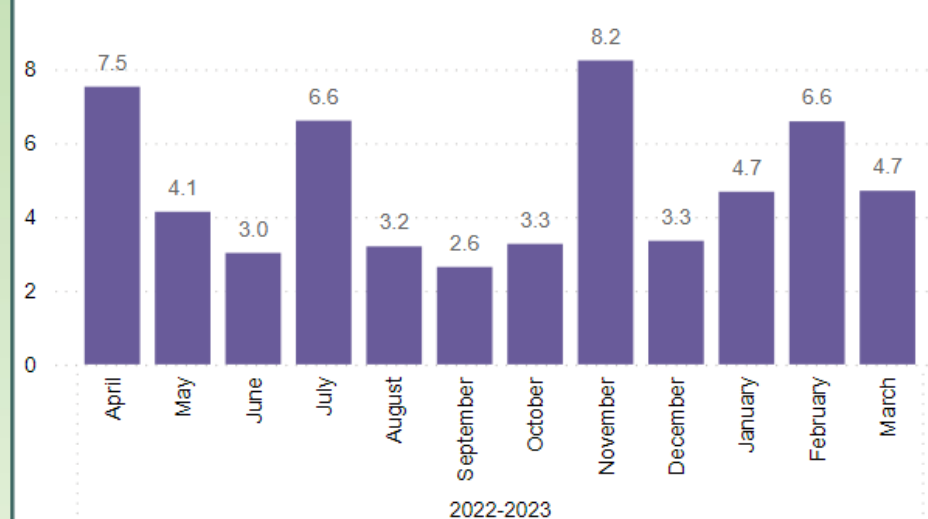
Count of Applications by Fiscal Year Period and Month



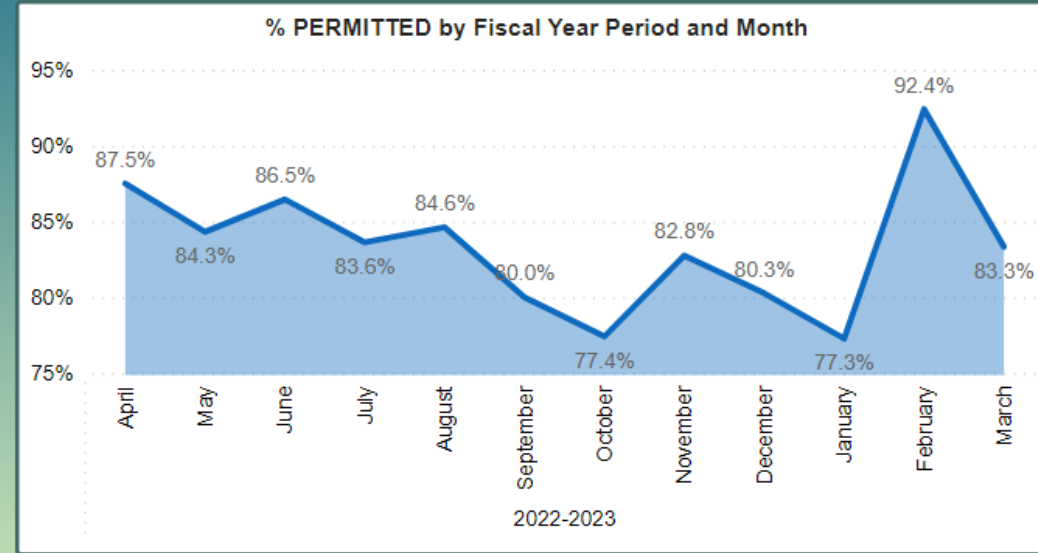
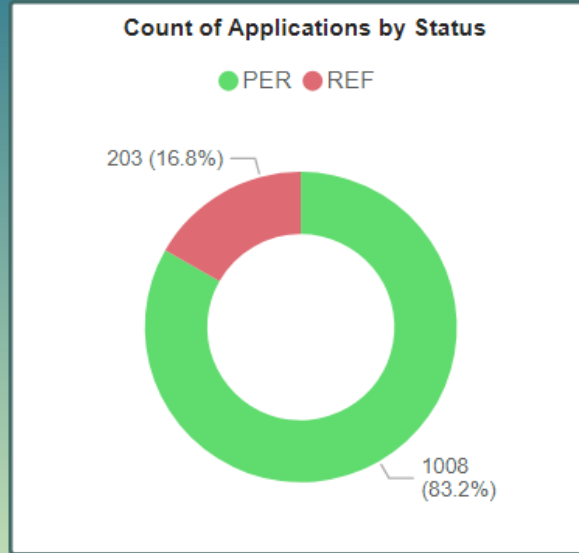
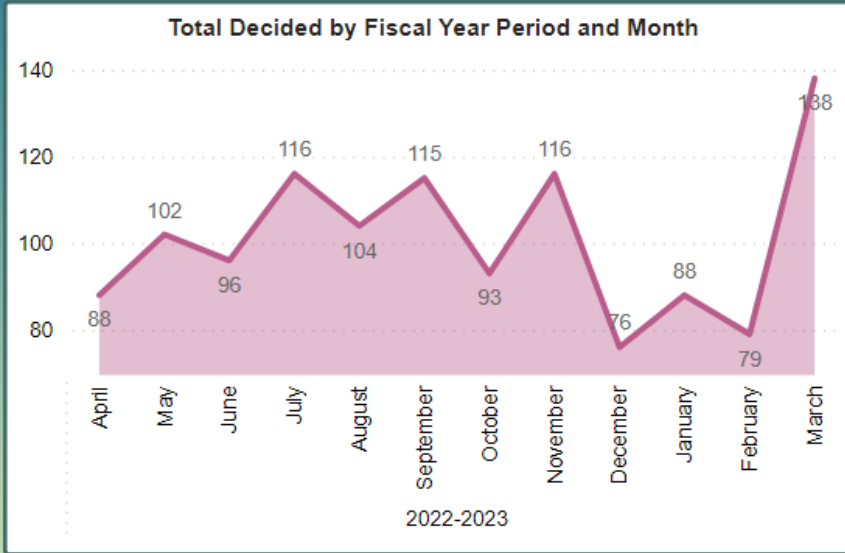
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2022-2023 Performance (2)

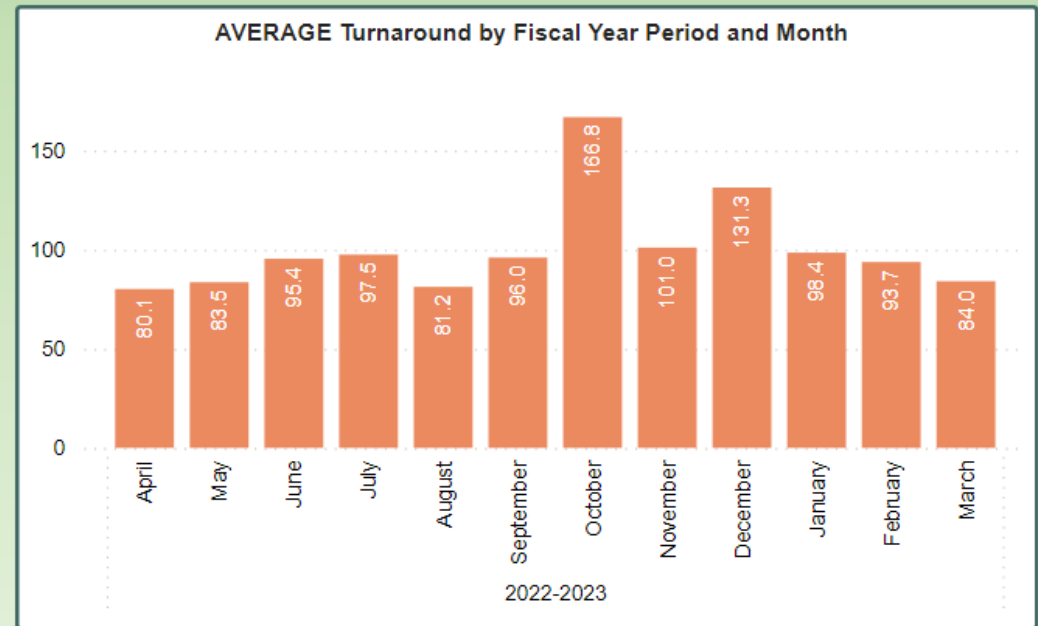
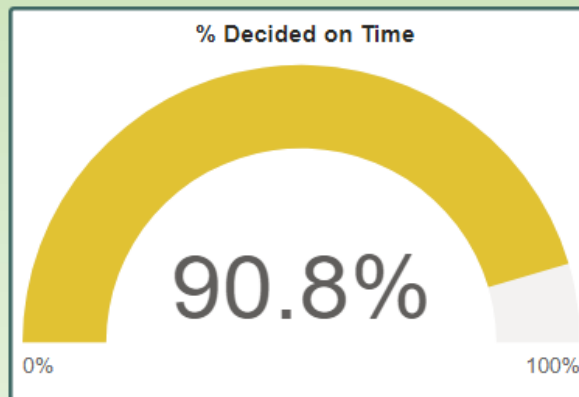
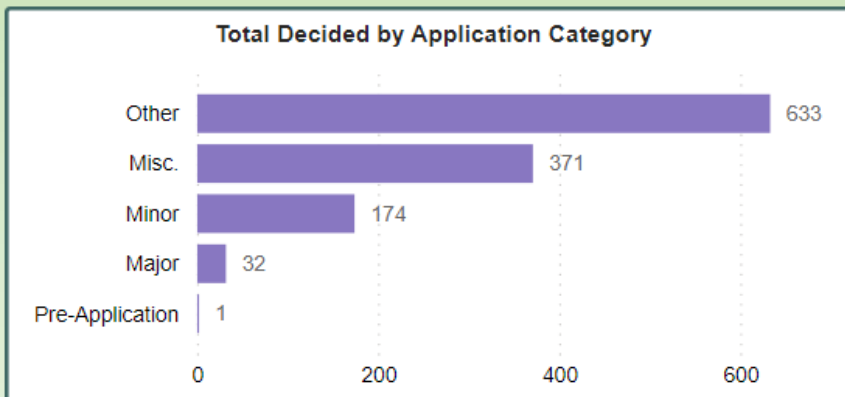


1211
Decided Applications

265
Average Turnaround Time

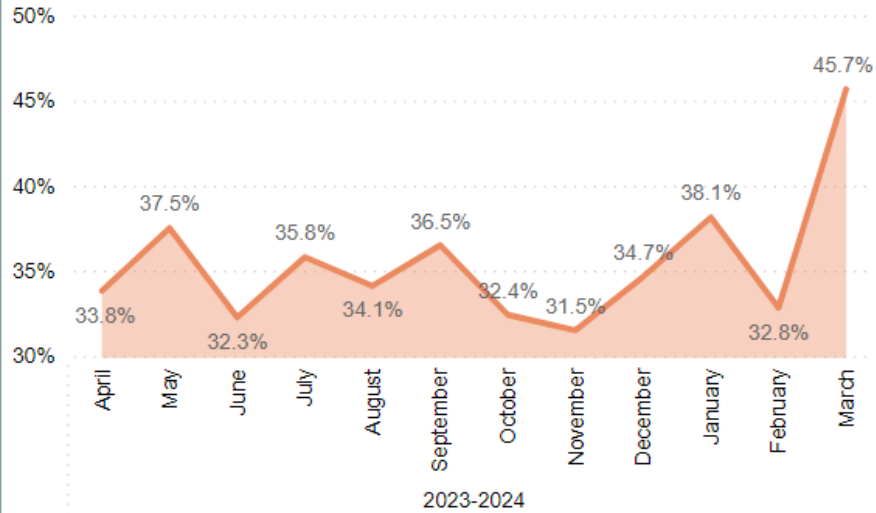
Decision Date

01/04/2022 31/03/2023



2023-2024 Performance (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2023 31/03/2024



1570

Validated Applications

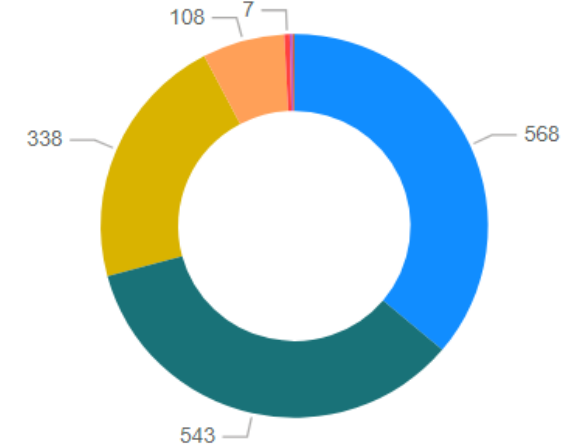


35.4%

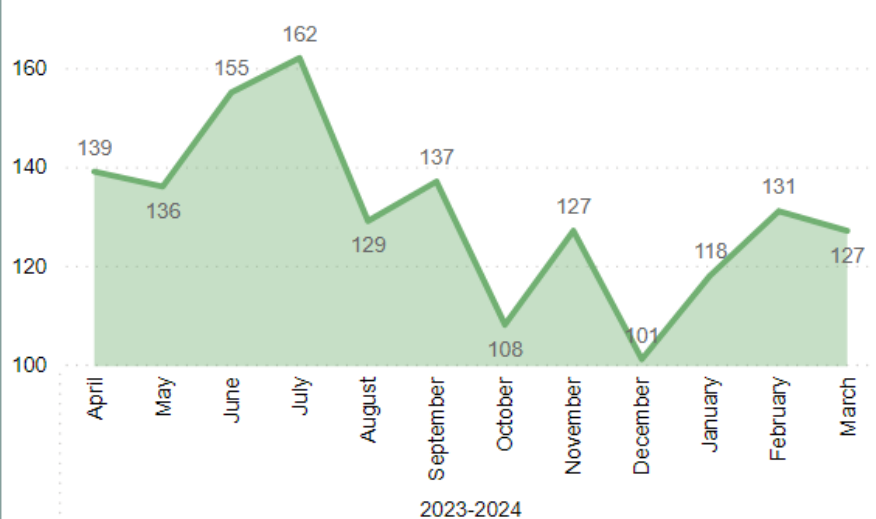
% INVALID

Count of Applications by Receiving Officer

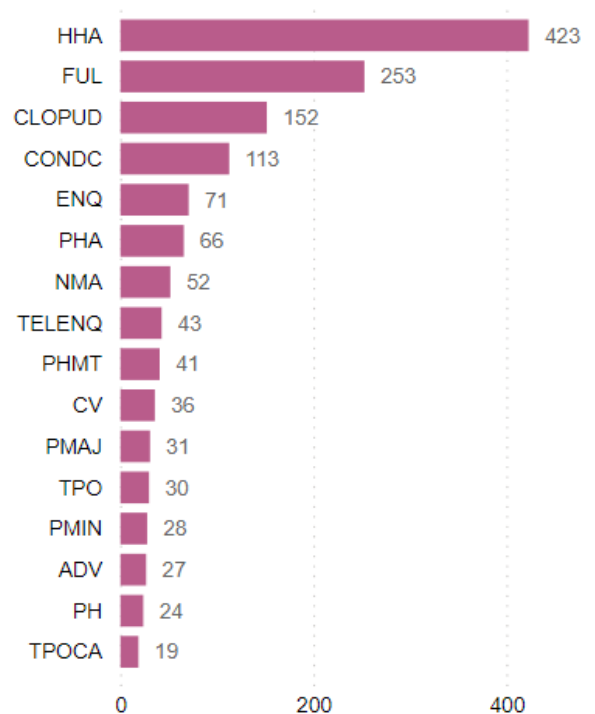
- Billy Miles
- Sarah Singleton
- Gbenga Dada
- Ella Hay
- Lucy Mannion
- Megan Rudd
- Vivienne Ezeji



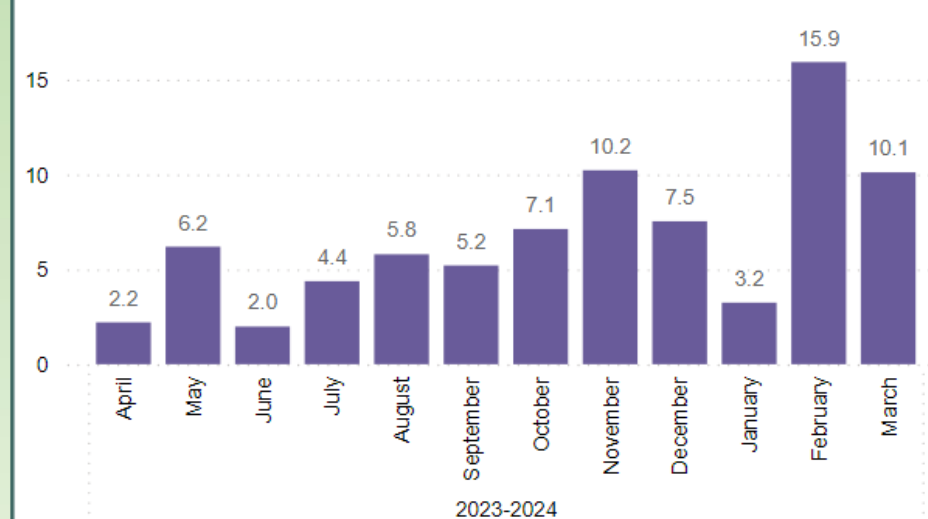
Count of Applications by Fiscal Year Period and Month



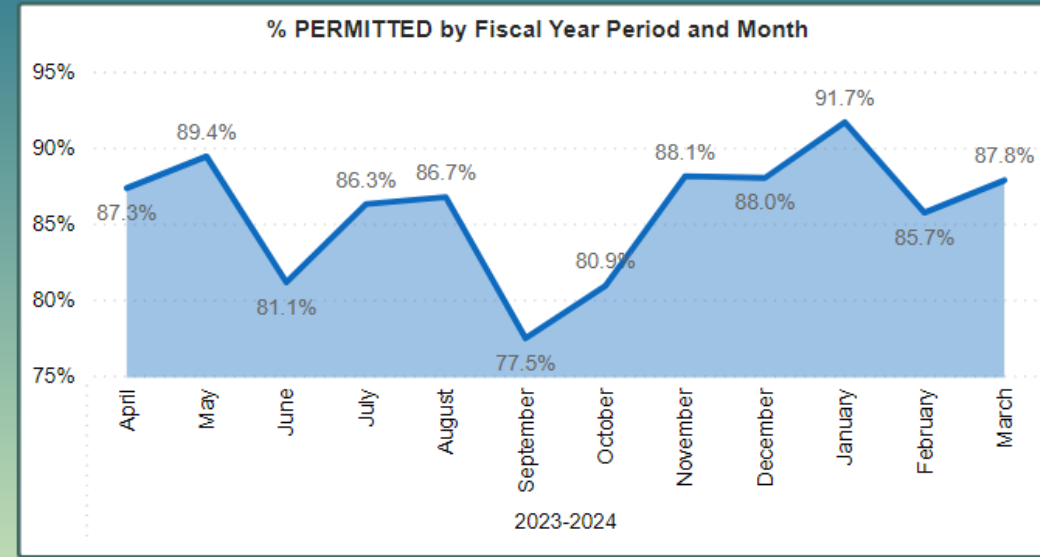
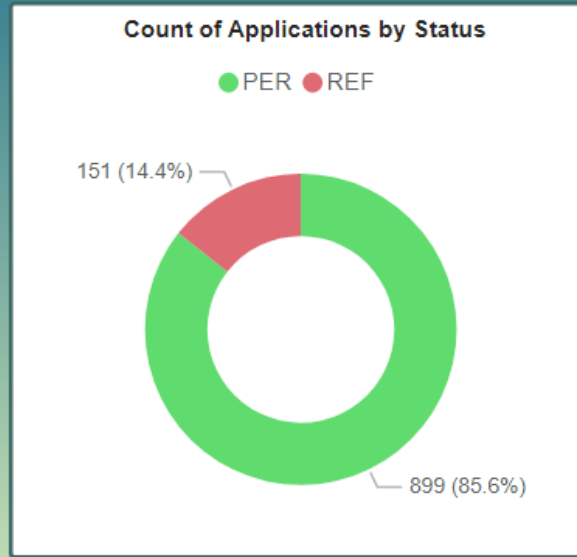
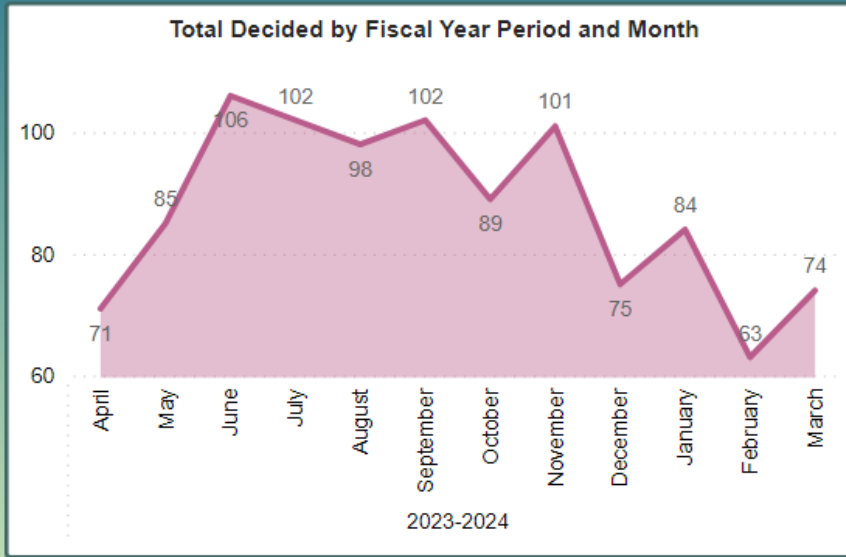
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2023-2024 Performance (2)

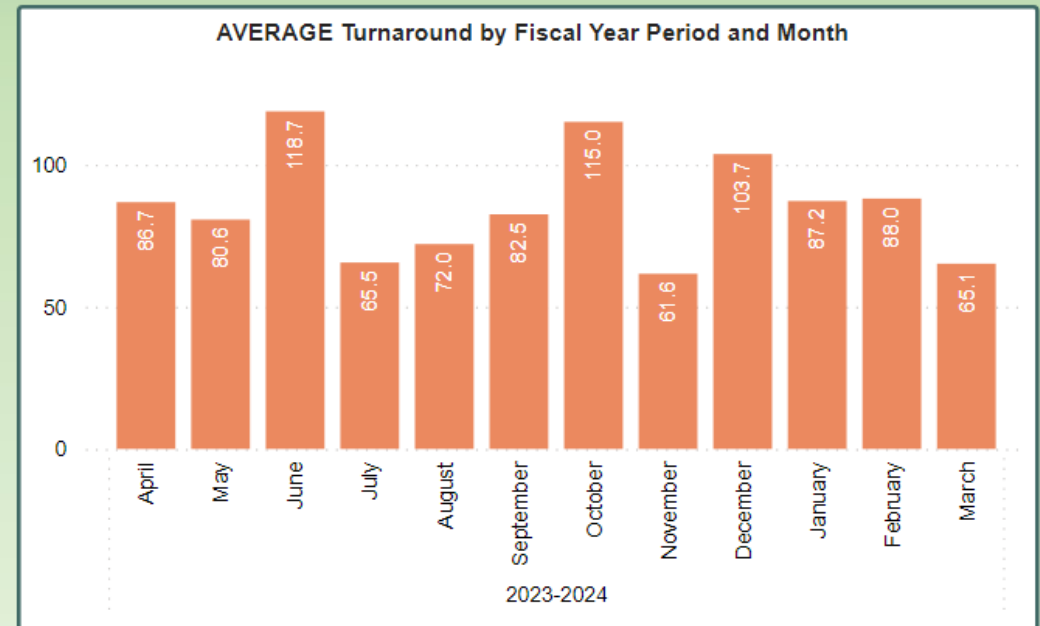
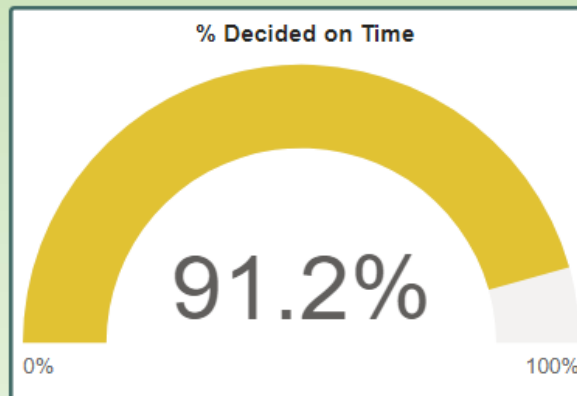
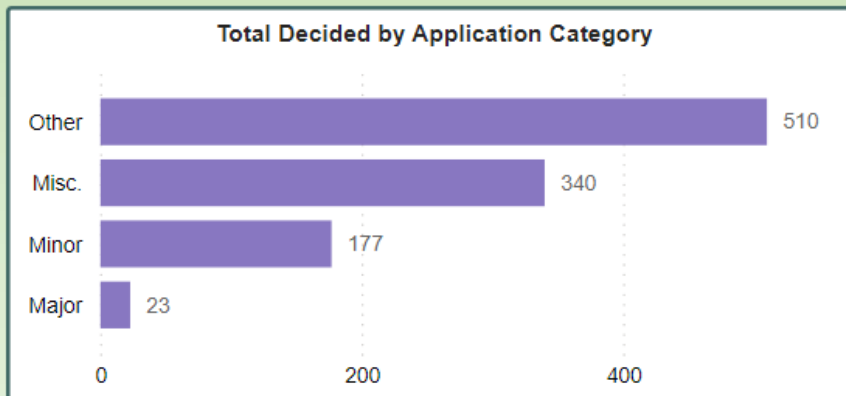


1050
Decided Applications

165
Average Turnaround Time

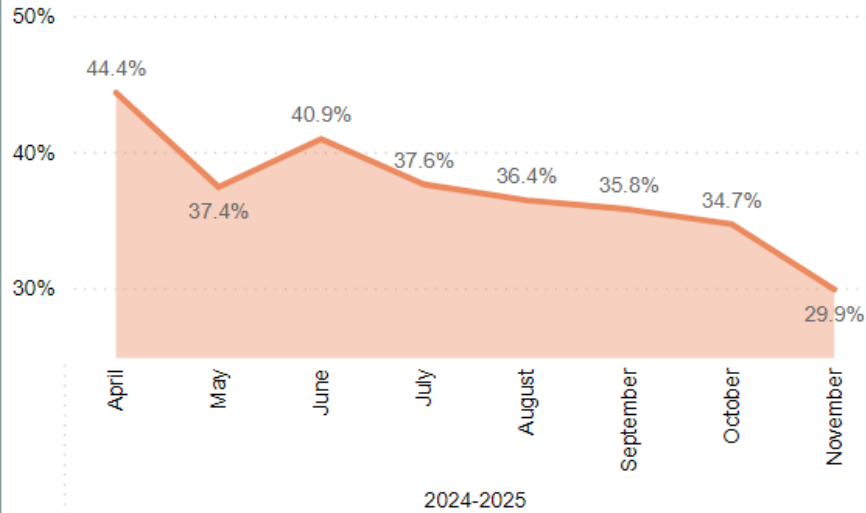
Decision Date

01/04/2023 31/03/2024



2024-2025 Performance So Far (1)

% Invalid by Fiscal Year Period and Month



Date Validated

01/04/2024 27/11/2024



990

Validated Applications

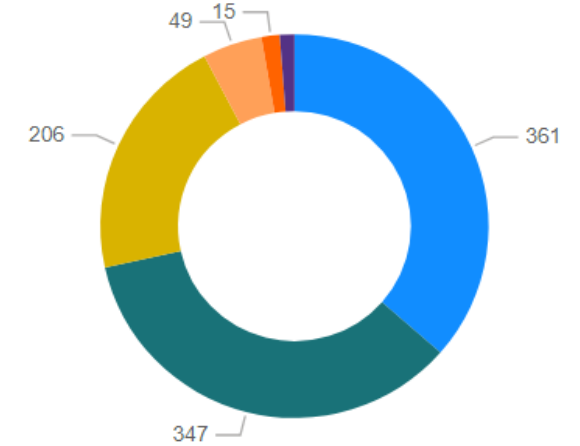


37.4%

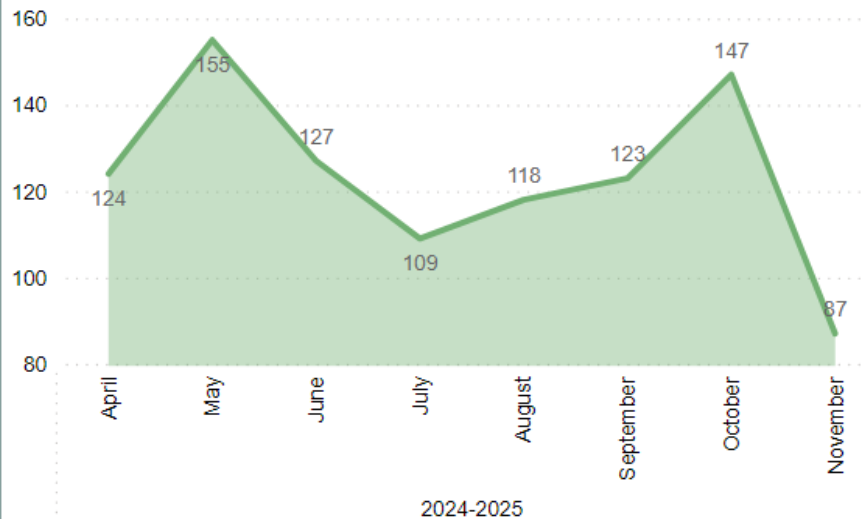
% INVALID

Count of Applications by Receiving Officer

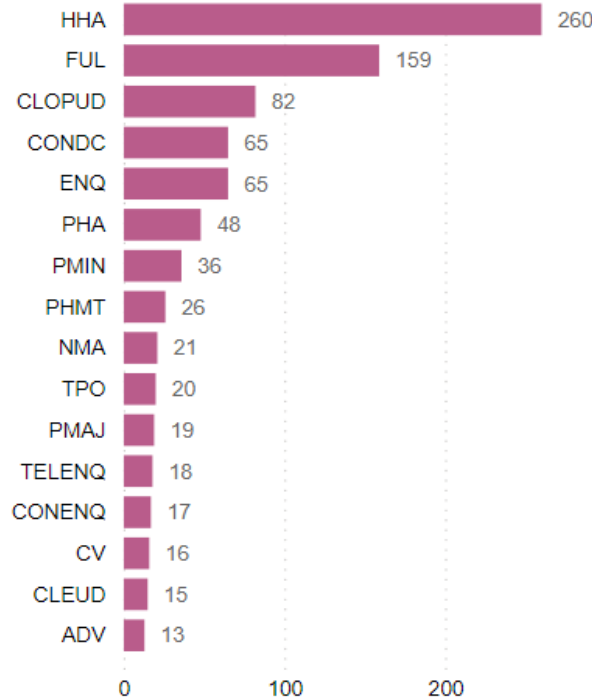
- Billy Miles
- Sarah Singleton
- Gbenga Dada
- Ella Hay
- Sam Benatar
- Isratu Marah



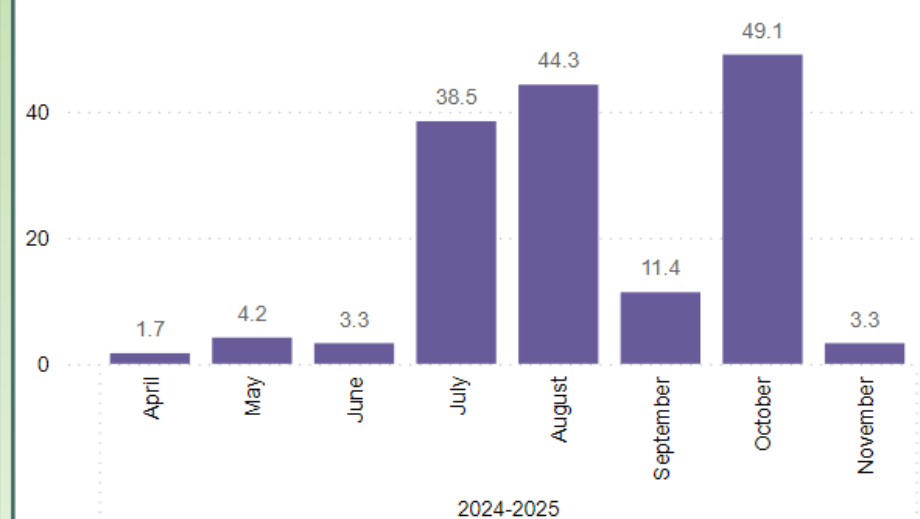
Count of Applications by Fiscal Year Period and Month



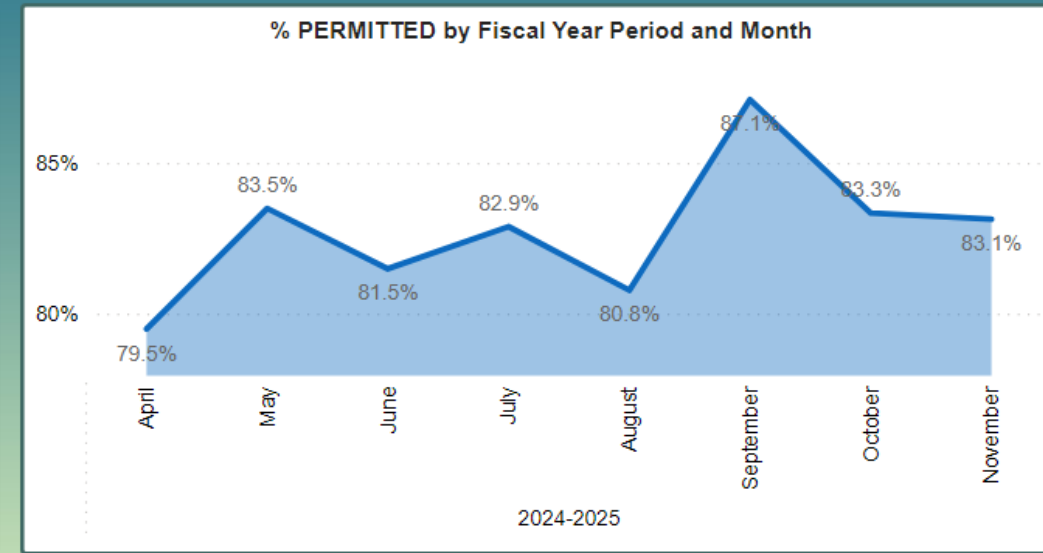
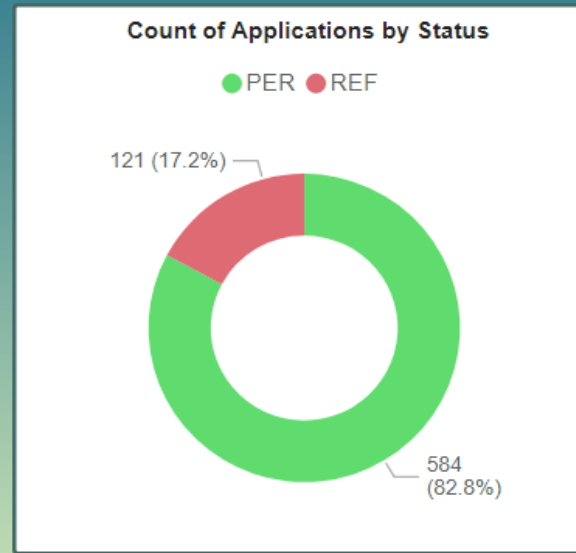
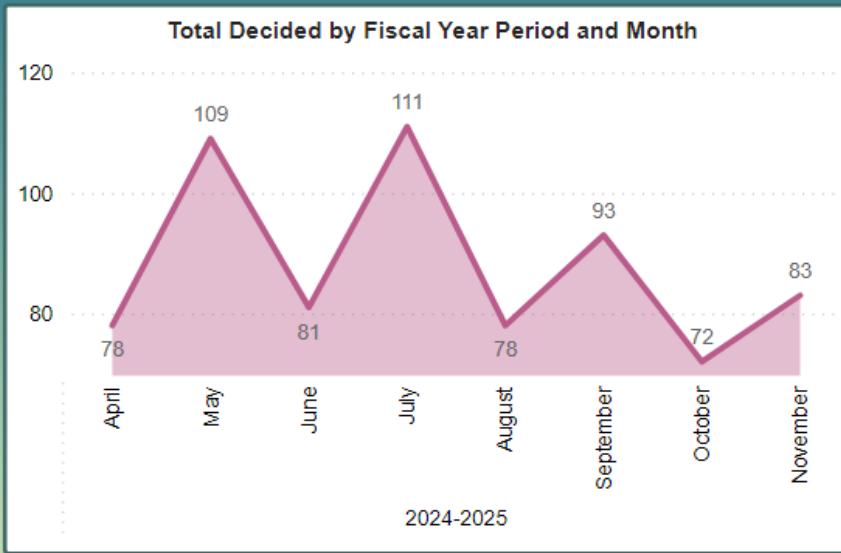
Count of Validated Applications by Application Type



Average Validation Time by Fiscal Year Period and Month



2024-2025 Performance So Far (2)

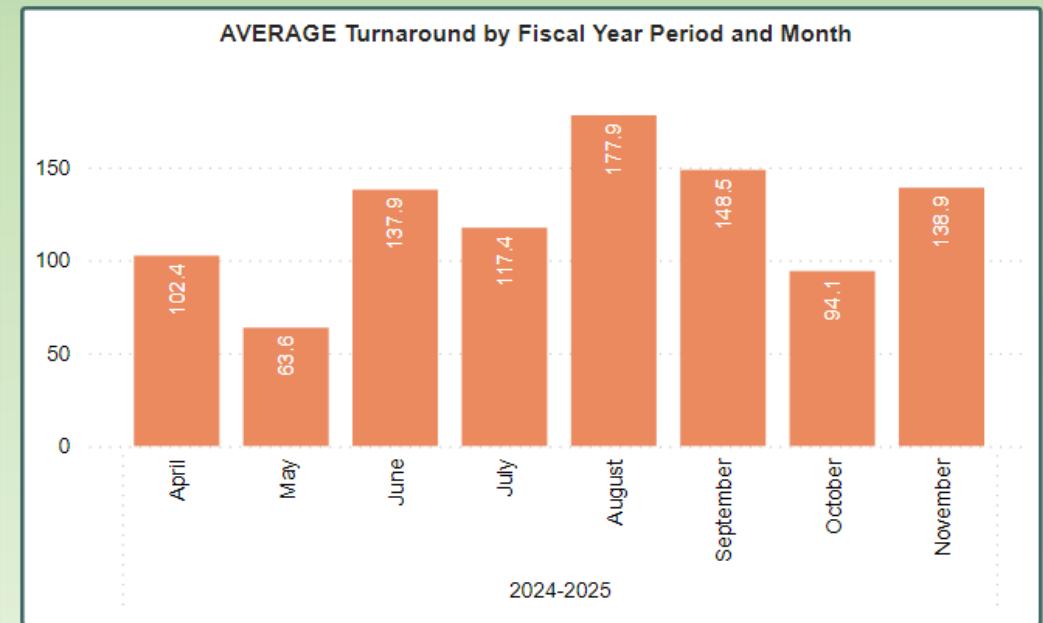
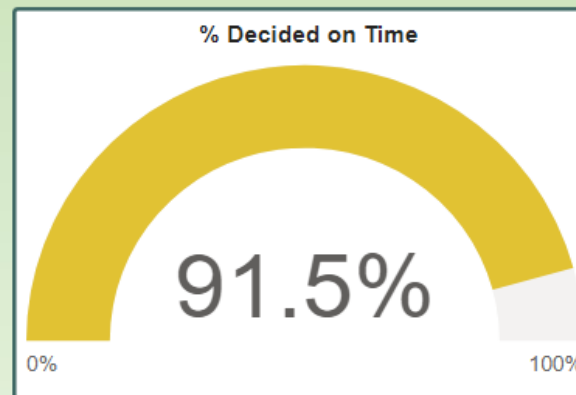
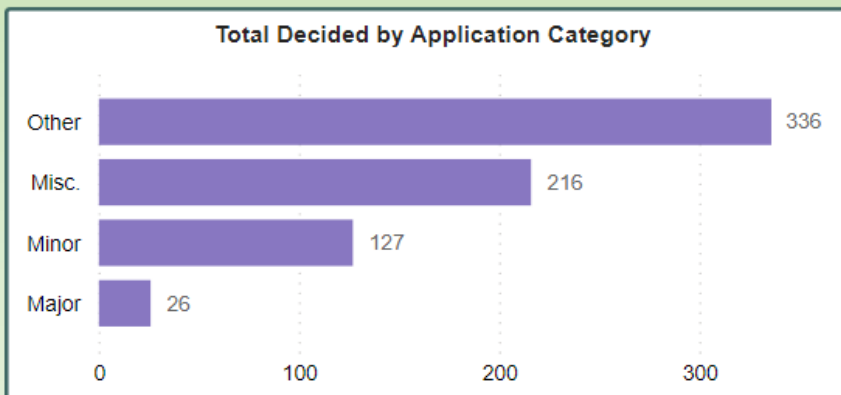


705
Decided Applications

230
Average Turnaround Time

Decision Date

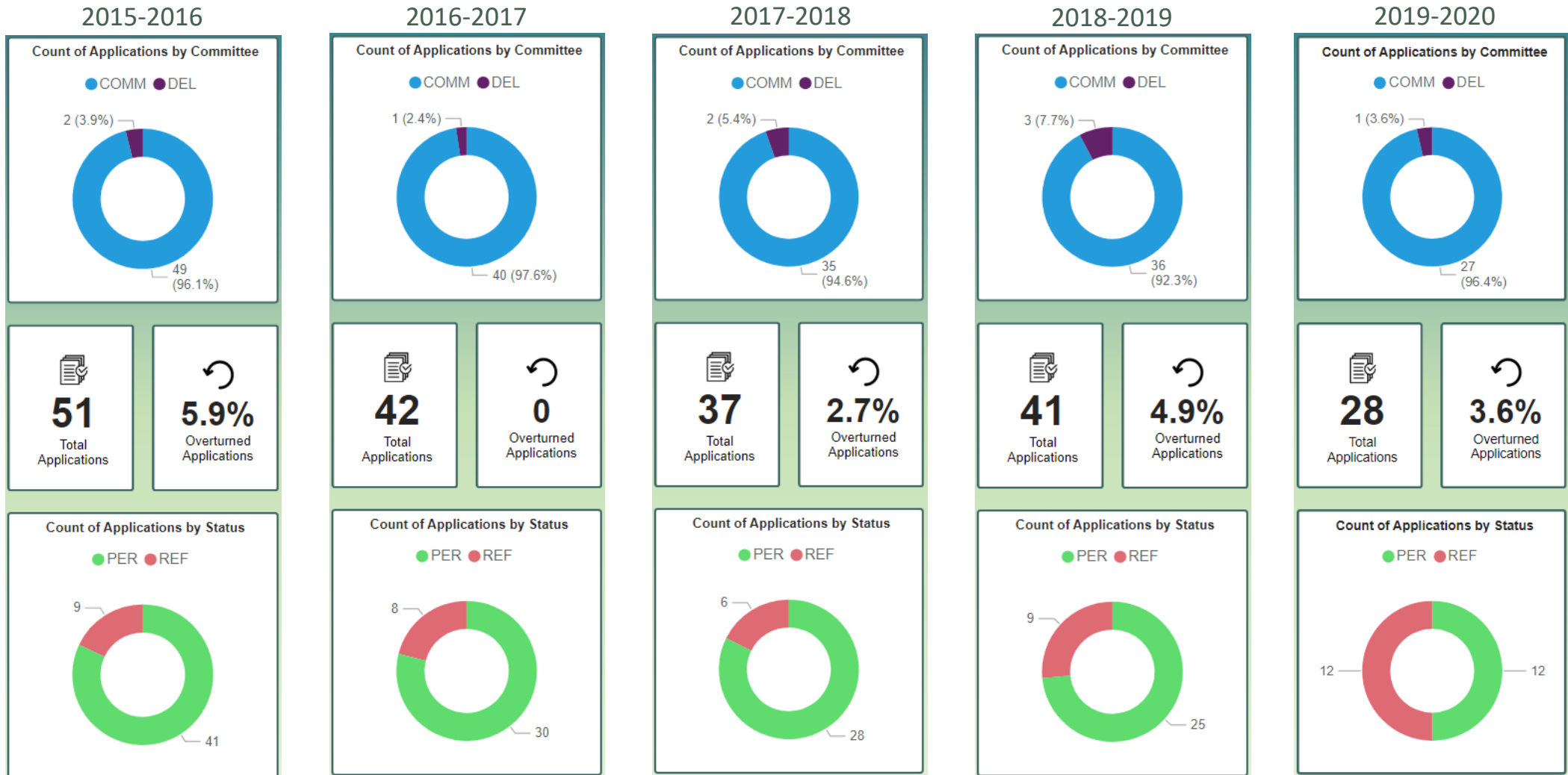
01/04/2024 27/11/2024



Committee Information and Overturns

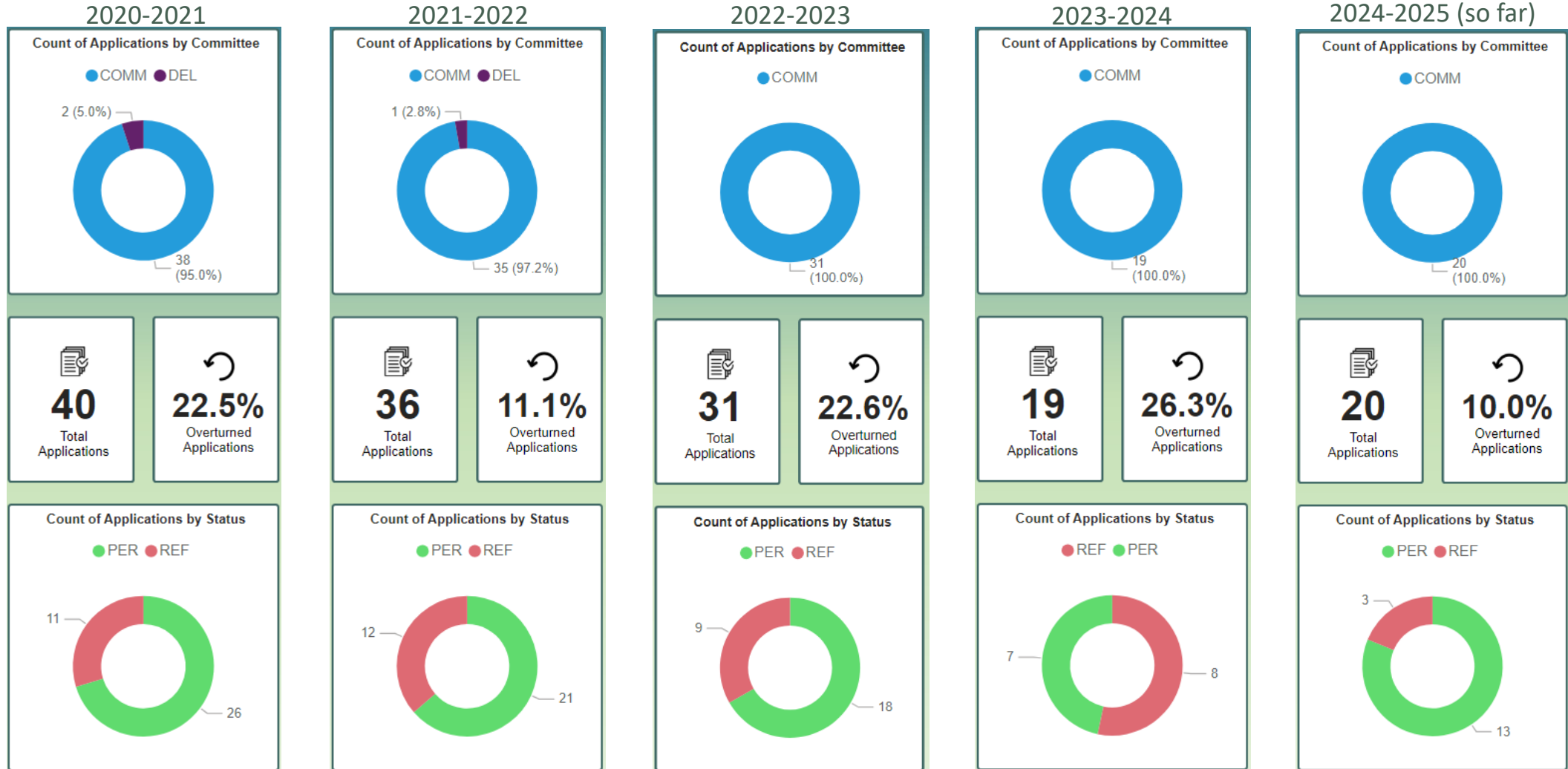
- The following slides outline the number of planning applications that were taken to a Committee Meeting from 2015 to date.
- The slides highlight what percentage of planning application decisions (made by Planning Officers) were overturned by the Planning Committee in the same period.
- The status of these applications (permitted/refused) is also detailed.
- Each planning application that has been overturned at a Committee Meeting has been outlined below. Further details for each application are provided including the company, proposal, reason for overturn and whether the site lies on Green Belt land.

Committee Decisions



NB. These decisions are grouped by fiscal year, according to the date on which was held the committee meeting in which a decision was made.

Committee Decisions



NB. These decisions are grouped by fiscal year, according to the date on which was held the committee meeting in which a decision was made.

Overturns 2015-2016

Application Reference	15/00024/OUT		
Date of Committee Decision	2 April 2015		
Proposal	Demolition of an existing flat roof single storey garage and erection of a detached, two-storey dwelling.		
Address	Mangrove, Baker Street, Orsett, Essex, RM16 3LJ		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	N/A		
Reason for Overturn	Site considered a unique infill plot.		

Overturns 2015-2016

Application Reference	15/00135/FUL		
Date of Committee Decision	30 April 2015		
Proposal	Redevelopment of land for the provision of 7 new dwellings with associated access, parking provision and amenity space.		
Address	Kemps Farm, Dennises Lane, South Ockendon, Essex, RM15 5SD		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	John Pittaway		
Reason for Overturn	Development would enhance the derelict site which was trapped by the M25.		

Overturns 2015-2016

Application Reference	15/00510/FUL		
Date of Committee Decision	29 October 2015		
Proposal	The development of a waste-wood fuelled combined heat and power station to generate heat and energy from biomass, comprising: a main building that contains the fuel reception and storage area, gasification and oxidation area, the boiler, flue gas treatment facility, stack; a building containing steam turbine and water treatment facilities, control room, and staff facilities; an auxiliary boiler house and associated stack; air cooled condenser; steam offtake pipe; and associated ancillary buildings and infrastructure including external hardstanding for vehicle manoeuvring / parking, weighbridges, an electricity substation and transformers, generators and associated diesel tank, air blast coolers, fire break water tanks and associated pumping building, cycle / motorbike store, surface water and foul drainage infrastructure, landscaping, fencing and security gates.		
Address	Land Part Of Fiddlers Reach (Eastern Side), Wouldham Road, Grays, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	Axis PED		
Reason for Overturn	Harm to the visual amenity and character of the area.		

Overturns 2017-2018

Application Reference	15/01354/OUT		
Date of Committee Decision	22 June 2017		
Proposal	Application for outline planning permission (with details of landscaping, scale and appearance reserved) for the development of 13.36 ha of land to provide up to 280 residential units, a 250 sq.m. community facility (Use Class D1) and 1,810 sq.m. of commercial floorspace (Use Class B2/B8) with associated landscape, flood improvement and access works.		
Address	Land Part Of Little Thurrock Marshes, Thurrock Park Way, Tilbury, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	Yes		
Company	Grade Planning		
Reason for Overturn	Inappropriate development on Green Belt.		

Overturns 2018-2019

Application Reference	18/00988/HHA		
Date of Committee Decision	18 October 2018		
Proposal	Two storey front extension, single storey side extensions, alterations to roof, basement & single storey garage block with associated hardstanding following the demolition of existing side extension and outbuilding.		
Address	Farmhouse, Manor House Farm, Brentwood Road, Bulphan, Essex, RM14 3TJ		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Stone Me Ltd		
Reason for Overturn	Proposal preferable to permitted development; good design; helps meet Thurrock's housing needs; limited harm to the Green Belt.		

Overturns 2018-2019

Application Reference	18/00540/FUL		
Date of Committee Decision	14 February 2019		
Proposal	Construction of a mixed use development comprising 159sq.m of retail/leisure/commercial units (within classes A1, A2, A3, A4, A5 and D2) at ground floor level and 47 residential units on upper floors together with an undercroft and surface car park (comprising 56 car parking spaces), access, landscaping and associated works.		
Address	Town Centre Car Park, King Street, Stanford Le Hope, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	RPS Planning and Development Ltd		
Reason for Overturn	Detrimental impact on economy; large scale and overbearing nature of development.		

Overturns 2019-2020

Application Reference	18/00551/FUL		
Date of Committee Decision	13 February 2020		
Proposal	Revised proposals seeking the development of 8 no. new two bedroom semi-detached low carbon dwellings with associated access, car parking and amenity areas.		
Address	Land Adjacent Curling Lane, Helleborine, and Meeson's Lane, Grays, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	N/A		
Reason for Overturn	Appearance out of character for area; lack of private amenity space.		

Overturns 2020-2021

Application Reference	19/01662/FUL		
Date of Committee Decision	8 June 2020		
Proposal	<p>Hybrid application for the redevelopment of Langdon Hills Golf and Country Club. Detailed approval sought for: a redesigned club house (with health spa, reception area; restaurant area; bar areas; function areas (for 250 guests); professional golf shop; gym; swimming pool; changing rooms; office space; kitchens and food preparation areas and other necessary ancillary areas). The creation of a new health led community to include, 84 no. homes for independent living - extra care (over 55's use class C2); 36 no. apartments for independent living extra care (Use Class C2); 42 no. close care apartments and a 64-bed residential care home with dementia facilities (Use Class C2); 4 no. key worker apartments (Use Class C3) encompassing a care workers administration health hub. Demolition of existing buildings (clubhouse, hotel and green keepers building) and supporting infrastructure to include: a reconfigured main car park; a new car park for the golf academy; landscaping; new bowling green; new walkways; erection of a security gatehouse and security surveillance. Outline approval sought for: 12 no. apartments for independent living extra care (Use Class C2); a new golf academy (with driving range; tuition areas and function space for 150 guests); a new quick play golf course and a new redesigned green keepers building.</p>		
Address	Langdon Hills Golf And Country Club, Lower Dunton Road, Bulphan, Essex, RM14 3TY		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Iceni Projects Ltd		
Reason for Overturn	Meets VSC for Green Belt development; adds to existing infrastructure and amenities; C2 use removes need for affordable housing; does not further impact the view/environment.		

Overturns 2020-2021

Application Reference	19/01058/OUT		
Date of Committee Decision	22 October 2020		
Proposal	Application for outline planning permission with some matters reserved (appearance, landscaping, layout and scale): Proposed construction of up to 161 new dwellings (C3) with vehicular access from Churchill Road; construction of 7,650 sq.m (GEA) of flexible employment floorspace (Use Class B1c / B2 / B8) with vehicular access from Thurrock Park Way; provision of open space including landscaping and drainage measures; new pedestrian / cycle links; and associated parking and access.		
Address	Land Part Of Little Thurrock Marshes, Thurrock Park Way, Tilbury, Essex		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Grade Planning		
Reason for Overturn	Increased demand for homes (nearby employment sites); need for social housing; flood risk mitigated by flood defences and invested funds; improved delivery of open spaces in application; connectivity to and throughout the site; project is 'shovel-ready'; employment generated during construction.		

Overturns 2020-2021

Application Reference	19/01373/OUT		
Date of Committee Decision	19 November 2020		
Proposal	Outline planning application (all matters reserved) for 75 residential units consisting of 57 houses and 18 apartments.		
Address	Land Adjacent Wood View and Chadwell Road, Grays, Essex		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Third Dimension Arch. Design Ltd		
Reason for Overturn	Need for housing (especially at site's location in growth area); provision of affordable housing; lack of Local Plan and call for sites; creation of employment opportunities; impact on Green Belt negligible and outweighed by social and economic gains.		

Overturns 2020-2021

Application Reference	20/00985/FUL		
Date of Committee Decision	26 November 2020		
Proposal	Revised planning application for the erection of 6 no. two bedroom semi-detached dwellings with associated access, car parking and amenity areas.		
Address	Land Adjacent Curling Lane, Helleborine, and Meeson's Lane, Grays, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	Smart Planning Ltd		
Reason for Overturn	Harmful to character of area.		

Overturns 2020-2021

Application Reference	20/01051/FUL		
Date of Committee Decision	26 November 2020		
Proposal	Five single storey detached dwellinghouses for the over 55s with associated parking and amenity areas.		
Address	40 High Road, Fobbing, Essex, SS17 9HN		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Your Vision Project Management		
Reason for Overturn	Limited height of bungalows; sustainable village location; innovative internal design; employment in construction phase; shovel-ready; need for housing (and specifically age-related housing); benefit for NHS of fewer accidents in bungalows.		

Overturns 2020-2021

Application Reference	20/00242/FUL		
Date of Committee Decision	7 January 2021		
Proposal	Hybrid planning application: Detailed approval sought for the demolition and site clearance of the existing Tilbury FC Stadium (Chadfields) and the erection of a new stadium (clubhouse, stands, lighting, car park etc.) on the site of existing training pitches located to the north-east of the existing stadium. Outline approval sought for the erection of up to 112 new dwellings on the site of the existing stadium, with all matters reserved except for access.		
Address	Tilbury Football Club, St Chads Road, Tilbury, Essex, RM18 8NG		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	GL Hearn		
Reason for Overturn	Community benefits; health and wellbeing benefits; long-term future of the football club; enabling development; employment opportunities generated (during construction phase and through planning obligations).		

Overturns 2020-2021

Application Reference	20/00957/FUL		
Date of Committee Decision	11 February 2021		
Proposal	Erection of four detached two bed bungalows		
Address	Barmoor House, Farm Road, Chadwell St Mary, Essex, RM16 3AH		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Smart Planning Ltd		
Reason for Overturn	Need for housing (especially for older people); employment opportunities during construction; existing local amenities and infrastructure.		

Overturns 2020-2021

Application Reference	20/00827/FUL		
Date of Committee Decision	18 March 2021		
Proposal	The erection of 92 units, comprising 86 No. 1 and 2 bed apartments, 2 No. 3 bed dwellings and 4 No. 2 bed dwellings along with associated infrastructure, works and landscaping.		
Address	Former Ford Motor Company, Arisdale Avenue, South Ockendon, Essex, RM15 5JT		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	N/A		
Reason for Overturn	High density; insufficient parking; lack of affordable housing; lack of green space.		

Overturns 2020-2021

Application Reference	20/01736/TBC		
Date of Committee Decision	18 March 2021		
Proposal	The demolition of an existing Council owned vacant building on the site, and the construction of a new residential development consisting of 5 dwellings (100% Affordable Housing), with associated landscaping, car parking and cycle parking.		
Address	13 Loewen Road, Chadwell St Mary, Essex, RM16 4UU		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	DarntonB3		
Reason for Overturn	Overdevelopment; too few parking spaces; need for the existing specially adapted house.		

Overturns 2021-2022

Application Reference	20/01394/OUT		
Date of Committee Decision	22 April 2021		
Proposal	Outline planning permission for the construction of 27 custom-build dwellings (Use Class C3), with all matters reserved with the exception of access.		
Address	Kemps Farm, Dennises Lane, South Ockendon, RM15 5SD		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Iceni Projects		
Reason for Overturn	Contribution to 5-year housing supply/ 20% buffer. Scheme was carbon neutral and provided custom-build homes. Thurrock was a national growth hub. Sustainable development (proximity to train station and local shops once footpath in place).		

Overturns 2021-2022

Application Reference	21/01578/HHA		
Date of Committee Decision	2 December 2021		
Proposal	Two storey rear extension with rear and front dormer and side window alteration.		
Address	41 Scratton Road, Stanford Le Hope, Essex, SS17 0PA		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	N/A		
Reason for Overturn	Did not feel the application was impacting any of the other residents along the road and there had been no resident objections to the application.		

Overturns 2021-2022

Application Reference	21/01787/HHA		
Date of Committee Decision	10 February 2022		
Proposal	Single storey side extension with mono pitched roof and demolition of brick boundary wall to be replaced.		
Address	2 Northlands Close, Stanford Le Hope, Essex, SS17 8DL		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	KLE Design Limited		
Reason for Overturn	There was nothing within the design submitted, which the committee considered to be out of character in the local area given that non-formality was its character.		

Overturns 2021-2022

Application Reference	21/02116/FUL		
Date of Committee Decision	17 March 2022		
Proposal	Change of use from Sui Generis (Launderette) to use class E(b) (sale of food and drink for consumption on the premises).		
Address	Balkan Bites, 206 London Road, Grays, Essex, RM17 5YP		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	James Ware & Associates Ltd		
Reason for Overturn	No parking concerns as development is in a highly urbanised area. No loss of amenity as property had been vacant for 6 years and application for regeneration is a benefit for local residents.		

Overturns 2022-2023

Application Reference	22/00101/CV		
Date of Committee Decision	7 April 2022		
Proposal	Application for the variation of condition no 2 (Plans) of planning permission ref 20/01402/FUL [Demolition of existing buildings and redevelopment for residential use (Use Class C3) comprising the construction of 5 detached dwellings with associated access and landscaping] to include 5 detached single garages.		
Address	Doesgate Farm, Doesgate Lane, Bulphan, RM14 3TB		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Iceni Projects		
Reason for Overturn	The application should be based on its own merits, impact to landscape was not subjective and having a garage as part of the development was more practical and would improve the overall development with minimal impact.		

Overturns 2022-2023

Application Reference	21/02004/FUL		
Date of Committee Decision	14 July 2022		
Proposal	Residential development of 8 no. 2-storey dwellings with private garden areas and shared parking area.		
Address	Land Adjacent 13 To 29, Kipling Avenue, Tilbury, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	Ken Judge & Associates Ltd		
Reason for Overturn	Green space used by local residents.		

Overturns 2022-2023

Application Reference	22/00210/FUL		
Date of Committee Decision	18 August 2022		
Proposal	Demolition of existing detached chalet style dwelling. Erection of one four bedroom dwelling including associated landscaping, hardstanding, cycle store and refuse/ recycle storage area.		
Address	High Fields, Lower Dunton Road, Bulphan, Upminster, Essex, RM14 3TD		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Spaces Architectural		
Reason for Overturn	Development would be consistent with neighbouring properties and not impede openness of Green Belt; would improve appearance of the building; has high quality and sustainable design.		

Overturns 2022-2023

Application Reference	22/00933/HHA		
Date of Committee Decision	20 October 2022		
Proposal	Conversion of side extension to garage, second storey rear extension, two front dormers, one side dormer with replacement windows and fenestration amendment.		
Address	1 Orchard View, Robinson Road, Horndon On The Hill, SS17 8PU		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	N/A		
Reason for Overturn	Development enhances visual aspect of location. Development would not affect openness of Green Belt and no harm to character or appearance of local area. No neighbourhood complaints. Acceptable parking provisions.		

Overturns 2022-2023

Application Reference	21/01812/FUL		
Date of Committee Decision	5 January 2023		
Proposal	Detailed planning application for the construction of 230 affordable dwellings with associated parking, access, landscaping, open space and infrastructure.		
Address	Land Adjacent And To The Rear Of The George And Dragon, East Tilbury Road, Linford, Essex		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Iceni Projects		
Reason for Overturn	100% affordable home provision and responds to five-year housing supply. Upgrades to existing railway station, low carbon development and accelerated build program also held limited weight.		

Overturns 2022-2023

Application Reference	22/01513/FUL		
Date of Committee Decision	5 January 2023		
Proposal	The installation of new low level telescopic LED floodlighting to two existing outdoor tennis courts Nr 1 and 2.		
Address	Thurrock Lawn Tennis Club, Montgomery Close, Grays, Essex, RM16 2RL		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	Sports Facility Planning & Design Limited		
Reason for Overturn	Sporting, health benefits and good well-being hold significant weight. Trackable control of the floodlights and noise mitigation of evening matches via resurfacing of the court.		

Overturns 2022-2023

Application Reference	22/01241/FUL		
Date of Committee Decision	9 February 2023		
Proposal	Proposed replacement dwelling and relocation of existing swimming pool.		
Address	The Hollies, Rectory Road, Orsett, Essex, RM16 3EH		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	Simon Burke Design		
Reason for Overturn	Matters put forward outweigh harm to Green Belt.		

Overturns 2023-2024

Application Reference	21/01635/FUL		
Date of Committee Decision	8 June 2023		
Proposal	Installation of renewable-led energy generation station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformers stations, site access, internal access tracks, security measures, access gates, other ancillary infrastructure, grid connection cable, landscaping and biodiversity enhancements.		
Address	Land South Of Marsh Farm, Marsh Lane, Fobbing, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	Yes		
Company	Enso Energy Limited		
Reason for Overturn	Harm to and openness of Green Belt.		

Overturns 2023-2024

Application Reference	21/02190/FUL		
Date of Committee Decision	17 August 2023		
Proposal	Erection of five buildings to provide 38 residential apartments (Use Class C3) with car parking, cycle parking, new primary and secondary vehicular accesses, soft and hard landscaping including amenity space and associated works.		
Address	Land Adjoining Tamarisk Road, South Ockendon, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	DLBP Ltd		
Reason for Overturn	Refused due to design and appearance being out of character, lack of parking provision and lack of affordable housing units.		

Overturns 2023-2024

Application Reference	22/01672/FUL		
Date of Committee Decision	21 September 2023		
Proposal	Development of a vehicle Pre-Delivery Inspection (PDI) centre with associated hardstanding for parking spaces, a PDI Building, new access to include HGV turnaround, and a 2.4m high boundary fence. The proposal also includes the change of use of existing flat (Use Class C3) to part of clubhouse, landscaping, ecological enhancements, and associated works.		
Address	Thurrock Football Club, Ship Lane, Aveley, RM19 1YN		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	JMS Planning		
Reason for Overturn	Promotion of business rates and jobs; lack of sports provision in Thurrock; public support for proposal.		

Overturns 2023-2024

Application Reference	23/01357/FUL		
Date of Committee Decision	14 March 2024		
Proposal	Demolition of existing garage and creation of new 3 bed, 5 person dwelling with secured cycle storage and bin storage. Alterations to existing dwelling comprising of hip to gable roof extension, new porch, and single and two storey rear extensions. Erection of new outbuilding to both resulting dwellings and creation of new hardstanding and vehicle access to serve existing and new dwelling.		
Address	10 Chestnut Avenue, Grays, Essex, RM16 2UJ		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	N/A		
Reason for Overturn	Design characteristics and overdevelopment.		

Overturns 2023-2024

Application Reference	23/01453/ADV		
Date of Committee Decision	14 March 2024		
Proposal	Installation of 1x electronic advertisement totem (Displaying travel information interspersed with adverts).		
Address	Land Adjacent 57 To 89, St Johns Way, Corringham, Essex		
Officer Recommendation	Approve	Committee Recommendation	Refuse
Green Belt	No		
Company	JMW Systems		
Reason for Overturn	Visual and highways impact.		

Overturns 2024-present

Application Reference	24/00295/FUL		
Date of Committee Decision	4 June 2024		
Proposal	Retention of siting of four shipping containers linked together on hard standing for storage and refrigeration. Alternative scheme to 21/02033/FUL		
Address	Golden Chicken & Pizza, 10 Civic Square, Tilbury, Essex, RM18 8AD		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	No		
Company	Town Planning Law Advocates Ltd		
Reason for Overturn	Officers had been in discussion with the applicant regarding the appearance of the containers and their visual impact. Members were aware that the applicant has attempted to improve the appearance as a result.		

Overturns 2024-present

Application Reference	24/00835/HHA		
Date of Committee Decision	12 September 2024		
Proposal	Proposed two storey side extension and first floor rear extension with changes to front and rear fenestrations.		
Address	The Cottage, Lower Dunton Road, Bulphan, Essex, RM14 3TD		
Officer Recommendation	Refuse	Committee Recommendation	Approve
Green Belt	Yes		
Company	Architectural Design & Plan		
Reason for Overturn	Other applications in the same area have been approved. National Planning Policy Framework (NPPF) is outdated. No other residents have complained or raised concerns about the extension.		