

Minutes of the Meeting of the Planning Committee held on 10 March 2016 at 6.00 pm

Present: Councillors Terence Hipsey (Chair), Tom Kelly (Vice-Chair), Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer (arrived at 6.38) and Gerard Rice (arrived at 6.08pm)

Apologies: Councillor Kevin Wheeler

In attendance: Andrew Millard, Head of Planning & Growth
Leigh Nicholson, Development Management Team Leader
Matthew Ford, Principal Highways Engineer
Matthew Gallagher, Principal Planner
Nadia Houghton, Principal Planner
Jonathan Keen, Principal Planner
Curtis Smith, Highways Engineer
Paul Feild, Senior Corporate Governance Lawyer
Jessica Feeney, Senior 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.

120. Minutes

The minutes of the Planning Committee held on the 11 February 2016 were approved as a correct record.

121. Item of Urgent Business

There were no items of urgent business.

122. Declaration of Interests

Councillor Ojetola declared a non-pecuniary interest in relation to applications for Aveley Football Club, Mill Road, Aveley, Essex RM15 4SR as he was a member of the Impulse Leisure Board. These applications were 15/01453/FUL, 15/01438/REM and 15/01455/FUL.

123. 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

Councillor B Little received correspondence related to application 15/01522/FUL Stables Hatch Farm Fen Lane Bulphan Essex.

Councillor Hipsey received Correspondence related to applications 15/01453/FUL, 15/01438/REM, and 15/01455/FUL all relating to Aveley Football Club, Mill Road, Aveley, Essex, RM15 4SR.

124. Planning Appeals

The report before Members provided information with regard to appeals performance.

RESOLVED:

The report was noted.

125. Tree Preservation Report relating to Oak tree located on land at 60 Derry Avenue, South Ockendon (TPO reference 03/2015)

The Principal Planner informed the Committee that the report related to a prominent oak tree located at 60 Derry Avenue, South Ockendon. The report sought confirmation of a provisional Tree Preservation Order to protect the tree from being felled. Members were informed that in July 2015 a request was made by a resident via Estuary Housing to fell the tree due to its large size within the garden and the nuisance that the tree was considered to cause.

Councillor Ojetola queried if the Tree Preservation Order would allow a reduction in the size of the tree. Officers explained that the Council's Tree Advisor had agreed that the tree would require a crown reduction to be carried out to ensure that it did not become excessively large for the rear garden.

It was proposed by Councillor Hipsey and seconded by Councillor Kelly that the application be approved subject to conditions and legal agreement.

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola,

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved, subject to conditions and legal agreement.

126. 15/01127/FUL: Land Rear Of 506 - 518 London Road West Thurrock Essex

The Committee was informed that the application was deferred at the 11 February 2016 Planning Committee to enable Members to visit the site to

assess the impact of the fence in its context. The site visit took place on Wednesday 24 February 2016.

Councillor Liddiard explained how the applicant stated that there was another 3 metre fence within the vicinity at the last Planning Committee. Members and Officers who attended the site visit informed that Committee that apart from the 3 metre fence south to the Harris DAF premises they did not see any other 3 metre fences. Members felt that the 3 metre fence did not benefit the reduction of crime and fly tipping.

Members discussed painting the fence green, the Principal Planner explained that if the fence was painted green it may be increasingly noticeable. Councillor Rice proposed and Councillor Liddiard seconded that the fence was painted green. Members went to a vote and proposal was refused.

Councillor Rice informed the Committee that he received an email of correspondence from Councillor Gerrish along with other Committee Members before the meeting began. It was questioned by Members if this should have been declared and the Senior Corporate Governance Lawyer advised that this was not a formal representation therefore did not need to be declared.

Councillor Liddiard questioned if there had been any objections regarding ecology. The Principal Planner confirmed that there were no objections.

Members of the Committee requested that the following Conditions were enforced subject to approval.

- Within one month of the date of this permission the concrete debris left adjacent to the fencing on the site shall be removed entirely from the site and ground beneath reinstated to grass.
- Approval of the application does not provide any consent to develop the site, the formation of any hardstanding, or the change of use of the site which would be subject to a separate planning consent.

It was proposed by Councillor Kelly and seconded by Councillor Little that the application be approved subject to conditions.

For: Councillors Tom Kelly, Brian Little, Tunde Ojetola, Gerard Rice

Against: Chris Baker, Steve Liddiard

Abstain: (0)

RESOLVED:

That the application be approved subject to conditions.

127. 15/01438/REM: Aveley Football Club Mill Road Aveley Essex RM15 4SR

The Principal Planner introduced the report explaining that the application sought approval for the reserved matters of appearance, landscaping, layout and scale for a development of 114 dwellings. The application followed the grant of outline planning permission by the Council in 2015 for demolition of existing buildings and redevelopment comprising up to 114 residential dwellings. The outline planning permission is linked to a full planning permission for the relocation of Aveley Football Club from the Mill Road site to a site on Belhus Park, a short distance to the north-west of the current site.

The Principal Planner highlighted the following conditions attached to the outline approval which referred to a number of parameters to control the development of the site including:

- Maximum number of dwellings.
- Maximum storey heights.
- The provision of a layout which enables a future vehicular and pedestrian link between the football club site and the adjacent residential development site to the east (currently under construction by Persimmon Homes).

Committee Members were disappointed that there dwellings were not 35% affordable homes. Members were reminded:

- The application before them was for the approval of reserved matters, not the principle of development.
- In 2014 Planning Committee considered the outline planning application and agreed with the recommended heads of terms for a S.106 legal agreement, which didn't include provision of affordable housing.
- The omission of affordable housing was based upon a viability assessment, which was independently appraised.
- The agreed S.106 agreement secures a financial contribution towards infrastructure (£522,000) and a viability review mechanism.
- In considering the outline application the Committee took into the benefits of a re-provided football club facility.

Councillor Ojetola queried the agreement between Impulse Leisure and Aveley Football Club. The Principal Planner enlightened the Committee that at the time when the outline planning application was being considered the Council owned the freehold of the land proposed for the relocated football club and that the land was leased to Impulse Leisure. The ownership issue was separate from consideration of planning matters but it was likely that there had been negotiations between the Council (in its role as freeholder), Aveley Football Club and Impulse Leisure

The Chair of the Committee invited the Ward Councillor, Councillor R Ray, to make his supporting statement to the Committee.

The Chair of the Committee invited the agent William Vote to make his supporting statement to the Committee.

Councillor Ojetola and Councillor Little highlighted that the residential development was a good opportunity for Aveley Football Club. Councillor Ojetola expressed that the new dwellings may encourage middle to high end managers in local businesses to reside in Thurrock.

It was proposed by Councillor Hipsey and seconded by Councillor Ojetola that the application be approved.

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer and Gerard Rice

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved.

128. 15/01453/FUL: Aveley Football Club Mill Road Aveley Essex RM15 4SR

The Committee was informed that the application sought planning permission for the change of use of a narrow strip of land located between the Aveley Football Club site and 'The Village' residential development, currently being constructed by Persimmon to the east. The site comprised an open strip of land with tree and shrub planting. The application proposed a change in the use of the land such that it would be used as rear / side gardens and car parking areas for a number of new residential properties on the football club site.

The Chair invited the agent William Vote, to make his supporting statement to the Committee.

It was proposed by Councillor Rice and seconded by Councillor Hipsey that the application be approved.

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer and Gerard Rice.

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved.

129. 15/01455/FUL: Aveley Football Club Mill Road Aveley Essex RM15 4SR

Members were enlightened that the application sought full planning permission for the formation of a vehicular and pedestrian access between the Aveley Football Club site and Belhouse Avenue. Belhouse Avenue was a recently constructed residential road within 'The Village' development, currently being constructed by Persimmon.

The Chair invited the agent William Vote, to make his supporting statement to the Committee.

It was proposed by Councillor Hipsey and seconded by Councillor Rice that the application be approved.

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer and Gerard Rice

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved.

130. 15/01342/FUL: Bulimba Butts Road Stanford Le Hope Essex SS17 0JH

The Principal Planner advised Members that the application site forms part of a residential garden which had been converted to part of a joinery works at the end of Butts Road. The application sought planning consent to reduce an existing 3 metre high fence to a 2.7 metre fence and the continued change of use of part of the residential garden for commercial open storage. The proposal also sought to reduce the depth of the area for commercial use by 2.4m.

Members queried why the Committee was required to authorise enforcement action. The Principal Planner explained that this was the standard procedure, following refusal of a retrospective application. It was explained further that once a planning appeal was lost it was not immediately subject to enforcement notice, that Officers would try and work with applicants to see if there was a solution to meet their needs but without impacting on neighbour amenity.

The Chair of the Committee invited Jacqui Mann, a resident, to make her objection statement to the Committee. In the statement it was requested that the end fence was moved back by 4.5 metres and that the overall height was

reduced and that any materials / buildings that were to be put onto this land should be no higher than 2.5 metres.

Members questioned if the resident's suggestion could be included as a condition. The Head of Planning and Growth explained that this could not be included as a condition as the application was being recommended for refusal. It was recommended that the planning department could negotiate with the applicant to relocate the commercial open storage.

It was proposed by Councillor Hipsey and seconded by Councillor Ojetola that the application be refused and enforcement action authorised

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, and Gerard Rice

Against: Barry Palmer

Abstain: (0)

RESOLVED:

That the application be refused.

131. 15/01522/FUL: Stables Hatch Farm Fen Lane Bulphan Essex

The Principal Planner explained that the application sought full planning permission for the redevelopment of the site to provide four new residential dwellings. The existing structures would be demolished as part of the development and the new properties would be organised around a central core with a semi-circular access way.

Councillor Baker queried if the stables were still in use, the Principal Planner confirmed that the stables were still in use it. The Principal Planner confirmed that the NPPF allowed for the redevelopment of previously developed sites in the Green Belt subject to the development not having more of an impact on the Green Belt than the existing buildings. It was explained that a change of use could become lawful if it had taken place for more than 10 years without interruption and a formal action being taken.

The Chair invited the applicant David McDermott, to make his supporting statement to the Committee.

The Chair of the Committee explained that an application for 6 dwellings on this premises was recommend for refusal at a previous Planning Committee. It was questioned why this application was recommended for approval. The Principal Planner explained that this application was a reduction in volume and less floor space. The Chair of the Committee questioned what could prevent another application coming back to the Committee for further dwellings on this land subject to the application being approved. The Principal Planner explained that the applicant attended the Planning Committee when the application for 6 dwellings was refused, it was explained further that the

applicant had an understanding of the Committees views. In addition if another application came forward, it would be considered on its own merits.

It was proposed by Councillor Rice and seconded by Councillor Ojetola that the application be deferred for a site visit

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Gerard Rice

Against: Brian Little, Tunde Ojetola, Barry Palmer

Abstain: Steve Liddiard,

RESOLVED:

That the application be deferred for a site visit.

132. 15/01303/FUL: School Bungalow 105 The Sorrells Stanford Le Hope Essex SS17 7ES

Members were advised that the applicant requested amended wording to the following conditions, Materials, Lighting, Boundary Treatments and Cycle Parking. The applicant also requested minor amendments to the wording of the energy efficiency condition. These changes would allow the applicant scope to phase the submission of details.

The Chair invited Alan Stephens a resident, to make his objecting statement to the Committee.

The Chair invited the agent Abraham Laker, to make his supporting statement to the Committee.

Members discussed the blockage of sunlight to the neighbouring property from the erection of the medical health facility and its positioning, height and distance from the resident's property. It was proposed by Councillor Rice and seconded by Councillor Hipsey that the application be deferred for a site visit.

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer and Gerard Rice

Against: **(0)**

Abstain: **(0)**

RESOLVED:

That the application be deferred for a site visit

The meeting finished at 8.15 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**