

Minutes of the Meeting of the Planning Committee held on 7 April 2016 at 6.00 pm

Present: Councillors Terence Hipsey (Chair), Tom Kelly (Vice-Chair), Chris Baker, Steve Liddiard, Brian Little, Tunde Ojetola, Barry Palmer, Gerard Rice (arrived at 18.43) and Kevin Wheeler

Steve Taylor, Campaign to Protect Rural England Representative

In attendance: Andrew Millard, Head of Planning & Growth
Janet Clark, Strategic Lead Operational, Resources and Libraries Unit
Matthew Ford, Principal Highways Engineer
Jonathan Keen, Principal Planner
Leigh Nicholson, Development Management Team Leader
Sarah Williams, School Capital and Planning Project Manager
Vivien Williams, Planning 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.

133. Minutes

The minutes of the Planning Committee held on the 10 March 2016 were approved as a correct record.

134. Item of Urgent Business

There were no items of urgent business.

135. Declaration of Interests

Councillor Wheeler declared a non-pecuniary interest regarding application 15/01508/FUL Benton's Farm as it was in his ward.

Councillor Baker declared a non-pecuniary interest regarding application 16/00173/TBC Somers Heath Primary School as it was in his ward.

136. 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 applications 15/01522/FUL and 15/01303/FUL.

137. Planning Appeals

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

Councillor Ojetola recommended that consideration is given to including this matter on next year's Planning Transport and Regeneration Overview and Scrutiny Committee work programme.

RESOLVED:

The report was noted.

138. 15/01303/FUL School Bungalow, 105 The Sorrells, Stanford Le Hope, Essex, SS17 7ES

The Committee was informed that the application was deferred at the 10 March 2016 Planning Committee to enable Members to visit the site. The site visit took place on Thursday 24 March 2016. Members were informed that the application remained recommended for approval subject to revised conditions.

Councillors Baker, Ojetola and B Little discussed the restriction of sunlight to the neighbouring property from the erection of the building.

The Principal Planner outlined plans which showed the differences between the current application and the previously consented scheme, these included a reduction in height and distance from the neighbouring property. The Principal Planner indicated that the proposed scheme should have less impact on the neighbour than the previously consented scheme.

Councillor Ojetola queried if it was possible to refuse the application considering that another application was approved for a similar building in 2013. Members were informed that it would be difficult to refuse the application as the building in 2013 was approved under similar circumstances.

Councillor Hipsey questioned if the application was refused could the applicant revert back to the original application submitted without the amendments. The Head of Planning and Growth informed the committee that if the application was refused the applicant would need to submit a new application for the previously consented scheme which expired on 14th March 2016 (i.e. between the two committee meetings). However the previously approved scheme had been assessed against the same policies and was a strong material consideration.

It was proposed by Councillor Liddiard and seconded by Councillor Palmer that the application be approved.

For: Councillors, Tom Kelly, Steve Liddiard, Tunde Ojetola, Barry Palmer

Against: Terry Hipsey, Chris Baker, Brian Little

Abstain: (0)

RESOLVED:

That the application be approved subject to conditions and the revised conditions detailed in the update report

139. 15/01522/FUL: Stables, Hatch Farm

The Committee was informed that the application was deferred at the 10 March 2016 Planning Committee to enable Members to visit the site. The site visit took place on Thursday 24 March 2016. Members were informed that the application remained recommended for approval.

Councillor Ojetola questioned why this application did not require the demonstration of Very Special Circumstances. The Principal Planner explained 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.

Councillor B Little queried if there was a condition regarding landscaping. The Principal Planner advised members that there was a landscaping condition which required the applicant to submit details to the Authority relating to proposed planting, details would also be required of any fencing.

Councillor Baker felt that the junction located on a bend to the Stables Hatch Farm could prove dangerous in wet and foggy weather conditions. The Principal Planner explained that a condition had been included for junction details, including site splays to be submitted to the Authority for approval.

It was proposed by Councillor Kelly and seconded by Councillor Liddiard that the application be approved.

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

Against: Brian Little,

Abstain: (0)

RESOLVED:

That the application be approved.

140. 15/01483/FUL : Project Ant

The Principal Planner informed the Committee that the Planning Department had received a formal request from the applicant for application 15/01483/FUL to be deferred from the 7 April 2016 Planning Committee. The reason given was to allow for further discussions regarding planning conditions and particularly a condition requested by Highways England. Members were informed that it was intended to be presented at the next Planning Committee on 26 May 2016.

141. 15/01508/FUL: Bentons Farm

The Principal Planner informed the Committee that the application sought full planning permission for the redevelopment of the site to provide nine new dwellings.

Councillor B Little queried if the new dwellings included affordable housing. The Principal Planner explained that due to the reduced number of dwellings from the original application the Authority could no longer require affordable housing.

The Chair invited the agent Michael Smith, to make his supporting statement to the Committee.

Councillor Wheeler questioned what types of trees were going to be planted around the site. The agent explained that the trees would be a variety of Pink Cherries, Rowans and White Cherries, it was added that the trees would be between 3.6m and 4.2m high when first planted and could reach up to heights of 13m.

Councillor Ojetola raised a concern that the new application did not provide for education contributions due to the reduced number of dwellings from eleven to nine. Councillor Ojetola requested that the Planning Transport and Regeneration Overview and Scrutiny Committee explored the education fund boundaries.

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

For: Councillors Terry Hipsey, Tom Kelly, Chris Baker, Steve Liddiard, Tunde Ojetola, Barry Palmer and Kevin Wheeler.

Against: Brian Little

Abstain: (0)

RESOLVED:

That the application be approved.

142. 16/00173/TBC: Somers Heath Primary School

The Committee was informed that the application sought planning permission to combine Somers Heath Primary School and Knightsmead School into a single two form entry school by the construction of a single storey link block.

Members felt that this was a good news story as it would generate a number of education places for the growing population.

It was proposed by Councillor Baker and seconded by Councillor Wheeler that the application be approved.

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

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved.

The meeting finished at 6.52 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