

Minutes of the Meeting of the Planning Committee held on 28 July 2016 at 6.00 pm

Present: Councillors Tom Kelly (Chair), Kevin Wheeler (Vice-Chair), Chris Baker, John Kent, Tunde Ojetola, David Potter and Terry Piccolo

Steve Taylor, Campaign to Protect Rural England Representative

Apologies: Councillors Steve Liddiard and Gerard Rice

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

25. Minutes

The minutes of the Planning Committee held on the 30 June 2016 were approved as a correct record.

26. Item of Urgent Business

There were no items of urgent business.

27. Declaration of Interests

There were no declarations of interest.

28. 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

The Chair of the Committee declared that the whole committee received correspondence related to application 15/00579/FUL and 16/00458/FUL.

Councillor Kent received correspondence related to application 16/00458/FUL, as a resident attended his surgery.

29. Planning Appeals

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

RESOLVED:

The report was noted.

30. 15/00579/FUL - Grays Gas Holder Station London Road Grays Essex RM17 5YB

Application 15/00579/FUL was deferred from the Planning Committee on the 30 June 2016.

The Principal Planning Officer provided an update for Members with the following information presented:

- The same number of dwellings were proposed, although an additional 3 dwellings were proposed to be affordable homes.
- Improvements to the public highway were being proposed, Members were informed that the developer was proposing to move the bus stop from its previous location at the west of Meesons Lane to land to the eastern side of the proposed site access which would allow 2 buses to stop off the public highway so vehicles on London Road could continue to move freely
- The school pupil numbers arising from the development had been planned for and school provision would be available at the new Mayflower Harris Academy and/or the Thameside Academy.

Councillor Ojetola questioned if school transport would be provided for children living in the development to attend the Mayflower Academy and Thameside Academy. The Strategic Lead Operational, Resources and Libraries Unit explained that there will be a school bus for the pupils living within the new development.

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

For: Councillors Tom Kelly, Kevin Wheeler, Chris Baker, Tunde Ojetola and David Potter.

Against: Councillor John Kent

Abstain: (0)

RESOLVED:

That the application be approved.

31. 16/00458/FUL - Treetops School Dell Road Grays Essex RM17 5JT

The Committee was informed that the application was deferred at the 30 June 2016 Planning Committee to enable Members to visit the site. The site visit took place on Wednesday 13 July 2016. Members were informed that the application remained recommended for approval subject to revised conditions.

The Principal Planner informed the committee that the applicant had provided additional plans which included:

- Sections through the site showing the levels of the new dwellings and the properties on Woodward Close and Hathaway Road
- Improved details showing the new access to the northern part of the site
- Amended layout of the fourth floor flats which removed a habitable window looking towards Woodward Close and included an obscure glazed window as a replacement for another window – the result would be no overlooking of Woodward Close.

Discussion related to HGV access to the site during construction, Officers advised that a Management Plan would restrict the routing of larger vehicles to the site and that the hours of HGV movements could be restricted to times outside of school hours.

Councillor Ojetola questioned what would be the consequences if the restriction was not adhered to. Members were informed by the Planning Lawyer that breaching the restrictions could lead to financial penalties and the possibility of a criminal record.

Councillor Kent highlighted his concerns to the committee stating that Dell Road was a dangerous road for the public at this current time. He considered that the proposed dwellings were out of character in comparison to the surrounding area.

Councillor Baker stated that he had received many complaints relating to the developers of the proposed application and their bathroom and kitchen fittings at other properties in the Borough. The Head of Planning and Growth explained that this was not a material planning ground to refuse an application.

Councillor Ojetola queried if there would be a difference in transport movements on the site compared to when it was a school. Members were informed that Treetops was a specialised school therefore did not have as many students, although it was highlighted that a transport assessment revealed that the new development would not cause a significant increase in traffic.

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

For: Councillors Tom Kelly, Kevin Wheeler, Tunde Ojetola and David Potter.

Against: John Kent

Abstain: Chris Baker

RESOLVED:

That the application be approved.

The meeting finished at 7.05 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