

MINUTES of the Extraordinary Meeting of Council held on 4 November 2013 at 7.30pm.

Present: Councillors Tony Fish (Mayor), Wendy Curtis (Deputy Mayor), Phil Anderson, Lynn Carr, Mark Coxshall, Charles Curtis, Angie Gaywood, Oliver Gerrish, Robert Gledhill, Yash Gupta, Garry Hague, James Halden, Victoria Holloway, Barry Johnson, John Kent, Charlie Key, Steve Liddiard, Susan Little, Tunde Ojetola, Bukky Okunade, Maureen Pearce, John Purkiss, Robert Ray, Joycelyn Redsell, Barbara Rice, Gerard Rice, Andrew Roast, Susan Shinnick, Andy Smith, Philip Smith, Richard Speight, Pauline Tolson, Simon Wootton and Lynn Worrall.

Apologies: Councillors Clare Baldwin, Sue Gray, Martin Healy, Shane Hebb, Wendy Herd, Tom Kelly, Cathy Kent, Suzanne MacPherson, Ben Maney, Val Morris-Cook, Barry Palmer, Michael Revell and Michael Stone.

Before the start of the Meeting, the Mayor advised all present that the meeting was being recorded and that the recording would be made available on the Council's website.

71. ITEMS OF URGENT BUSINESS

The Mayor informed the Council that he had not agreed to the consideration of any items of urgent business.

72. DECLARATION OF INTERESTS

There were no declarations made.

73. PROPOSED LONDON GATEWAY LOGISTICS PARK LOCAL DEVELOPMENT ORDER: CONSIDERATION OF HABITAT SCREENING ASSESSMENT

Councillor Andy Smith, the Cabinet Member for Regeneration, Highways and Transportation introduced the report, which provided an update on the consideration required under the Habitats Regulations as to whether the development comprising the proposed Local Development Order would have a significant impact on Nature Conservation sites of European Importance.

The Cabinet Member explained that prior to consideration of the formal making of the Local Development Order, Council had to formally determine

that the proposed development would not be likely to have significant effect on a European site, either alone or in combination with other plans or projects.

Members were informed that Natural England and the Environment Agency did not consider that the development permitted by the Local Development Order would have a significant impact on designated sites.

The recommendations in the report were proposed by Councillor Andy Smith and seconded by Councillor Hague.

Councillor Anderson spoke in support of the recommendations, and recognised that the statutory consultees had examined carefully the development and were confident that there would be no impact on the borough's natural heritage.

Upon being put to the vote, Members voted unanimously in favour of the recommendations, whereupon the Mayor declared these to be carried.

RESOLVED:

That Council:

- (i) Note the content of the “London Gateway Commercial and Logistics Park Local Development Order Habitat Regulations Information to Inform Screening Assessment Report” and the consultation responses received;**
- (ii) Formally determine, on the basis of the information available, that the development proposed by the LDO will not have a likely significant effect on a European site either alone or in combination with other plans or projects.**

74. PROPOSED LONDON GATEWAY LOGISTICS PARK: ADOPTION OF LOCAL DEVELOPMENT ORDER

Councillor Andy Smith, the Cabinet Member for Regeneration, Highways and Transportation introduced the report and in doing so, thanked all those who had worked so hard to bring this to the Council.

Members were informed that the adoption of the Local Development Order was of huge importance to the Council, as it was the largest investment project in the United Kingdom and would create 829,700m² of commercial floorspace and 15,000 jobs.

Members were advised that the Local Development Order would be valid for 10 years and supersede the existing outline planning consent that was granted by the Secretary of State in 2007.

Members were informed that the Local Development Order would:

- provide a developer with a simple and certain process and therefore increase investor confidence;
- provide the Council with a greater financial package;
- secure better consideration for local communities;
- provide improved management of freight travel and travel plans;
- provide obligations for onsite lorry parking, funding and highways measures; and
- ensure high standards of development and environmental safeguards and monitoring.

It was reported that since the Council gave its approval to proceed with the Local Development Order in December 2011, it had given approval for the draft Order to be issued for consultation with statutory bodies and the community consultation at its meeting on 19 June 2013 (Minute No.21 refers) and that in September, further consultation had been undertaken in respect of the travel plan. Members were advised that a schedule of consultation responses and proposed changes had been included at Appendix 4 to the report.

Councillor Smith advised Members that the measures in the Local Development Order would assist in the management of traffic flow from the London Gateway. It was reported that the impact of the Local Development Order on the strategic road network had been subject to consultation and agreement with the Highways Agency. It was further reported that the management of lorry movements and parking was essential in reducing the potential impacts on the local road network and that the travel plan and design code would ensure effective mitigation.

Members were informed that the Travel Plan would include tools and measures to promote sustainable travel modes, investments in public transport and measures to manage HGVs. It was reported that the Travel Plan would also include a full time officer to help and respond to local residents.

In respect of the A13 carriageway, Members were advised that a £10m financial contribution had been negotiated and that it was hoped that the remainder of the funding required would be provided by the Local Enterprise Partnership.

Councillor Hague seconded and spoke in support of the recommendations in the report. He informed Members that the agreement of the Local Development Order would be a key milestone in the journey towards regeneration and job creation in Thurrock and that the London Gateway would be the UK's first 21st century deep sea container port, providing access to businesses supplying the largest consumer markets in the UK.

Members were informed that the recent announcement that Marks and Spencer would locate in the business park served to build confidence in the development.

It was reported that the Local Development Order and accompanying Section 106 agreement would control the build of the logistics park in the most effective and efficient manner and that it would also put in place a supporting travel plan and funding regime. Members were informed that this would also put in place the agreement for developer contributions to the infrastructure and road network of the borough.

Members were further informed that whilst the opportunity and jobs brought by London Gateway was welcomed, the Council must ensure that its impact on the environment, road network and quality of life for local people was properly considered and properly protected.

Councillor Hague advised Members that he believed that the very detailed work put into the project by the Council and the developer would ensure that resident's interests would be protected whilst ensuring the promise of the London Gateway would be fulfilled.

Members were informed that the development and the decision the Council was being asked to take would put Thurrock in the national spotlight and that it underlined importance of Thurrock as a place of unrivalled potential. Councillor Hague echoed the thanks of the Cabinet Member to those officers that had been involved in the project.

Councillor Purkiss welcomed the jobs and opportunity that would be brought but expressed concern and disappointment that East Tilbury had not been identified as a ward that would be affected by the Local Development Order. He highlighted the impact of rail movements on the community of East Tilbury, in particular access for emergency vehicles to the area.

Councillor P. Smith spoke in his capacity as Ward Councillor for Stanford East and Corringham Town and expressed concern regarding the lack of communication provided to residents by DP World, with particular reference being made to the Sorrells roundabout and the provision of a bus service by DP World. He highlighted the need for DP World to improve how it dealt with local residents .

Councillor Halden informed Members that he welcomed the report, as the community stood to benefit from the Local Development Order. He further informed Members that the Council should be firm to ensure compliance with the Order, particularly those parts that sought to ensure that the community was protected.

Councillor Anderson spoke in support of the proposal and informed Members that if the Local Development Order was agreed, it would demonstrate that Thurrock was "open for business" and encourage job creation and inward investment into the borough. Furthermore, Members were informed that this would show that Thurrock was open for business in a way that a lot of parts of the country and economy were not, with Thurrock being at the leading edge of the largest inward investment project in the UK and the largest Local Development Order created in the UK.

Members were advised that the final package that had been agreed showed that the Council was willing to negotiate openly and honestly until it received all the protections that it and local residents needed and that this demonstrated the Council was business-like in how it engaged with business community.

It was further reported that the Local Development Order would provide both speed and certainty for businesses who sought to make an investment in the borough, whilst also providing more certainty for the community that the package of benefits and protections promised would be received. It was reported that there was about £2½m available for sustainable transport and protecting local amenities, which was far greater than what the previous outline planning permission would have given, together with a £10m contribution towards the widening of the A13.

Councillor Anderson advised Members that the Council had to maximise the potential benefits from this project and minimise some of the negative impacts that may come as part of it. He acknowledged that although the issue of the impact of rail movements and level-crossings was outside of the Order, the Council did need to work with Network Rail to address this.

Councillor Ojetola echoed the sentiments that had been previously expressed about the positive aspects of the Local Development Order but highlighted concerns that had been expressed by local residents in respect of HGV movements and parking. He was pleased to see that DP World had provided a site for HGVs to park and felt that the Council, DP World and the Police needed to work together and use enforcement to ensure that HGVs used the allocated parking provided.

Councillor G Rice welcomed the recommendations in the report and noted that the Order would not only speed up the planning process, but would provide a safeguard to local residents whilst also creating a lot of jobs.

In summing up, Councillor Smith thanked Members for their excellent contributions and, in particular, noted the issues and concerns that had been raised. He advised Members that a meeting would take place in the next week with Network Rail about the issue raised in respect of the level-crossing in East Tilbury.

Furthermore, he also noted that, whilst the Local Development Order was of great benefit to the borough, it was important to support and protect local residents.

The recommendations in the report were proposed by Councillor Andy Smith and seconded by Councillor Hague.

Upon being put to the vote, Members voted unanimously in favour of the recommendations, whereupon the Mayor declared these to be carried.

RESOLVED:

That Council:

- (i) Note the Council's earlier decision (if that be the case) that the development to be authorised by the LDO will not have a likely significant effect on a European Site.**
- (ii) Agrees to make the London Gateway Logistics Park Local Development Order 2013 (attached at Appendix 1 to this report), subject to :**
 - (a) the signing of the S.106 Agreement (attached at Appendix 3 to this report) ; and**
 - (b) referral to the Secretary of State.**

The meeting finished at 8.11 pm.

Approved as a true and correct record

MAYOR

DATE

**Any queries regarding these Minutes, please contact
Victoria Freeman, telephone (01375) 652205,
or alternatively e-mail VEFreeman@thurrock.gov.uk**