

**MINUTES of the meeting of Planning, Transport and Regeneration  
Overview and Scrutiny Committee held on 19 November 2013 at 7.00pm**

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**Present:** Councillors Gary Hague (Chair), Charles Curtis, Oliver Gerrish, Tom Kelly, Steve Liddiard (substitute for Gerard Rice)

**Apologies:** Councillors Gerard Rice

**In attendance:** Steve Cox – Assistant Chief Executive  
Andy Millard – Head of Planning and Growth  
Matthew Essex – Head of Regeneration  
Jan Natynczyk – Senior Democratic Services Officer

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The Chair reminded those present that the meeting would be audio recorded.

It was also agreed that the Thames Enterprise Park be considered first due to the large representation from Thames Oilport.

**8. MINUTES**

The minutes of the meeting held on 4 June, 2013 were approved as a correct record and signed by the Chair.

**9. CALL IN CABINET DECISION 01104224 – GRAYS TOWN CENTRE**

The Committee were informed that this report outlined the call-in made to the cabinet decision, highlighting the reasons why the call-in was submitted and the alternative proposals being submitted.

The report also offered advice to the Committee on how to manage the call-in through the committee process for use as a summary document to help understand the overview of this particular call-in.

The Chair reported that a satisfactory way forward had been agreed with Councillor Anderson.

Officers updated Members on issues that had come to light since the call-in, such as costs and the impact on both Council and non Council facilities.

The Chair gave Jackie Roles, a member of the public, who had organised several petitions supporting the redevelopment of the State Cinema, to address the Committee and outline the reasons for this.

It was suggested that recommendation 1.1, b), 3 on page 12 of the agenda be amended as follows:

Delete the words “and/or approval” and replace with “by Cabinet”.

**RESOLVED that the following be agreed:**

- (a) the work streams currently being taken forward to consider the reuse of the State Cinema be acknowledged;**
- (b) the item be referred back to Cabinet recommending that the original recommendations be amended as follows:**
  - (i) recommendation 1.1 relating to approval of the draft vision for Grays remains as written;**
  - (ii) recommendation 1.2 be amended to read “Grant Delegated Authority to the Assistant Chief Executive in consultation with the Portfolio Holder for Planning, Transport and Regeneration to continue negotiations with the current owners, stakeholders and others with a view to securing the reuse of the State Cinema”**
  - (iii) a new recommendation 1.3 be inserted reading “note that a further report will be provided in due course outlining the outcome of any negotiations and proposing next steps for consideration by Cabinet”**

## **10. THE VISION FOR TILBURY**

The Committee were informed that this report had been produced to make Members aware of the Tilbury vision setting process and to seek their endorsement for the proposed vision for Tilbury.

Members asked questions/commented with regard to the following:

- It was crucial not to have a “top down” vision;
- The work being carried out by the Regeneration Team with regard to this issue was really impressive;
- The anticipated funding, in terms of this Council’s Contribution and that of private developers – Officers replied that the only resource at the moment, was a Single Programme Manager, supported by the Regeneration Team, which was proving to be extremely effective and cost efficient;
- There were major issues around health, education, housing and work opportunities and the this scheme would be hugely beneficial in addressing some of the problems

- The benefits of the job brokerage scheme were discussed;
- The under use of some of the previous facilities in the area were highlighted and it was crucial to address this issue when investing in local facilities.

**RESOLVED that**

- (a) the comments raised by this Committee, in relation to the Vision for Tilbury, be noted;**
- (b) the work completed to date be noted and the draft vision for Tilbury be endorsed.**

**11. THAMES ENTERPRISE PARK**

The Committee were informed that the purpose of this report, was to inform Members of the emerging proposals for Thames Enterprise Park on the site of the former Coryton Oil Refinery.

The Chair welcomed representatives from Thames Oilport to the meeting, who proceeded to give a presentation on their vision for the Enterprise Park.

Members asked questions/raised concerns with regard to the following:

- A site visit – A site visit by Members of the Committee would be positively welcomed;
- Timescales – Members were briefed on the Masterplan (a final version would be presented to this Committee next year), including timescales, the prospectus for potential investors and types of uses;
- Waste – The proposals for dealing with waste were outlined. Everything that could be, would either be recycled or reused with end products such as bio-oil and bio-gas;
- The market for products – there was a very substantial market at the moment which would continue to grow;
- Jobs – over 200 initially and ongoing;
- Construction – would commence at the end of next year, following clearance of the existing site;
- The Consortium – There were three equal shareholders, Greenenergy, Shell and Vopak;
- Business Rates – The retention of 100 percent of business rates was to be welcomed;
- Next steps after the planning process – it was noted that that there was a need to look at planning, engineering design and commercial aspects, with a view to feeding into local enterprise funding.
- Working together – This would be ongoing as it was beneficial to all parties, with regular updates being submitted to this Committee.

The Chair thanked everyone for their contribution to this item and welcomed the opportunity for the Committee to visit the site.

**RESOLVED that**

- (a) the Committee's comments be noted;**
- (b) a site visit be arranged.**

**12. WORK PROGRAMME**

Attention was drawn to the current Work Programme.

**RESOLVED that the Work Programme be approved subject to:**

- (a) an item on the Tilbury Ferry being added to the Work Programme, for consideration at the January 2014 meeting of this Committee, as the contract is due to expire in the near future and procurement issues need to be resolved;**
- (b) a report in response to the reference from Planning Committee, with regard to traffic issues in relation to schools in the borough, be submitted to the January 2014 meeting;**
- (c) following concerns raised by Thurrock Business Board, about bus movements around industrial estates etc., in terms of restricted hours of operation and the impact on local businesses, Officers be requested to investigate this matter and report back to this Committee in January 2014 as part of the report being submitted on bus subsidies.**
- (d) An update on the Transport and Logistics Academy be submitted to the January 2014 meeting of this Committee with a brief update on DP World;**
- (e) A comprehensive report on DP World, to focus on how things are progressing, be submitted to the first meeting of this Committee in the 2014/15 municipal year.**

**The meeting finished at 8.25pm.**

Approved as a true and correct record

**CHAIRMAN**

**DATE**

**Any queries regarding these Minutes, please contact  
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