

Minutes of the Meeting of the Planning Committee held on 26 April 2018 at 7.00 pm

Present: Councillors Tom Kelly (Chair), Steve Liddiard (Vice-Chair), Colin Churchman, Graham Hamilton, Roy Jones, Terry Piccolo, Gerard Rice and Graham Snell

Steve Taylor, Campaign to Protect Rural England
Representative

Apologies: Councillors Tunde Ojetola

In attendance:

Andrew Millard, Assistant Director - Planning, Transport and Public Protection
Leigh Nicholson, Development Management Team Leader
Jonathan Keen, Principal Planner
Chris Purvis, Principal Planner
Benita Edwards, Deputy head of Legal
Julian Howes, Senior Engineer
Jeanette Ketley, Engineering technician
Charlotte Raper, Planning Officer
Tisha Sutcliffe, 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.

78. Minutes

The minutes of the meeting of the Planning Committee held on 15 March 2018 were approved as a correct record.

79. Item of Urgent Business

There were no items of urgent business.

80. Declaration of Interests

There were no declarations of interest.

81. 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 Hamilton declared receipt of a letter from Icenl regarding item 10, 17/01631/OUT: Land part of Little Thurrock Marshes, Thurrock Park Way, Tilbury, on behalf of all Members.

82. Planning Appeals

The report provided information regarding Planning appeal performance. The Development Management Team Leader highlighted that 28.5% was an impressive figure to end the year on.

RESOLVED:

The Committee noted the report.

83. 17/01631/OUT: Land part of Little Thurrock Marshes, Thurrock Park Way, Tilbury

This application was withdrawn prior to the Planning Committee meeting.

84. 17/01683/FUL: Little Malgraves Farm, Lower Dunton Road, Bulphan, Essex, RM14 3TD

The planning application discussed, was regarding a Hospice, 80 new dwellings and infrastructure. The Hospice would be located on the east side of Lower Dunton Road. This had been the third site allocated for the Hospice, which would enable them to develop 80 new dwellings.

The site was subject to a planning application, previously for the Hospice and only 50 new dwellings. This was approved in 2015 and is still a live planning permission until December 2018. The Principal Planner stated that the only difference between the current and the previous application was that the current application was recommending 80 new dwellings along with a Hospice, instead of 50 dwellings. This application would include 80 dwellings that would be three and four bedroom properties. The same areas of landscaped open space are proposed as the previous application

The Principal Planner highlighted the Hospice would be located on the eastern side of the site, which will allow for new access onto Lower Dunton Road. There will be no amendments to the current parking or the road layout when compared with the existing planning permission.

The 80 dwellings would be detached homes on a smaller plot of land, than previously applied for. The key material consideration is the impact upon the Green Belt, although the proposal still reflects a low density development that would have a significant impact on the site itself compared to its existing use.

The Principal Planner summarised that a Viability Assessment accompanies the application and this has been independently assessed with no opportunity for planning obligations other than those offered by the applicant and one required by the highway officer, in addition to a viability trigger..

The Chair opened the Committee to questions in regards to the Planning application 17/01683/FUL, Little Malgraves Farm.

Councillor Rice asked for confirmation of the reasons why the Hospice needed to be built within 12 months. The Principal Planner clarified that it would be within 11 months of the agreement.

Councillor Snell questioned whether there would be any affordable homes built on the land. The Principal Planner confirmed, due to the financial requirements, there would be no funds for affordable housing, which was confirmed through the Viability Assessment.

Councillor Jones asked for clarification around the contributions for the Hospice, new homes and schools for the residents. The Principal Planner stated that, again due to the outcome of the Viability Assessment, there would be no funding for schools or affordable housing within this area.

The Assistant Director of Planning, Transport and Public Protection asked whether this was the same issue with the previous application. The Principal Planner confirmed that this was correct.

The Applicant, Eileen Marshall, was invited to the Committee to present her statement of support.

In regards to Councillor Hamilton's question about Convex mirrors, The Highways Officer indicated that, under the new TSRGD 2016 mirrors could be allowed but as there are still issues regarding road safety and the confusion they were causing other drivers, especially during the night it is unlikely that approval would be given for their installation.

Councillor Hamilton explained there were minimum car movements within the area. He wanted clarification as to whether buses would be allowed into the road and if there would be enough space for a turnaround area. The Highways Officer confirmed the measurements had not yet been completed however he could confirm that smaller buses would be able to access the road and the site would be large enough for buses and larger vehicles to turn around.

Councillor Rice expressed how pleased he was to be supporting this application. He said it was positive the developers were willing to build the Hospice as the Local Authority would not be able to do so and also it was positive that the Borough would receive the appropriate housing that it needed.

Councillor Snell articulated that it would be difficult to reject the application as it was a great idea. However, had the Hospice been built in another location within the Borough there would need to be affordable housing for other residents. There were concerns that the only access to the Hospice would be

by vehicle, which would be difficult for staff members or visitors that did not have access to a vehicle.

Councillor Jones stated that a Hospice was required within the Borough and there were already ongoing permissions for this to be put in place. There would be a different combination of houses, including different sizes therefore he would support the Hospice and approve the application.

It was proposed by Councillor Churchman and seconded by Councillor Rice that the application be approved, subject to conditions and planning obligations, as per the officer's recommendation.

For: Councillors Tom Kelly (Chair), Steve Liddiard (Vice-Chair), Colin Churchman, Graham Hamilton, Roy Jones, Terry Piccolo and Gerard Rice (7)

Against: (0)

Abstain: Councillor Graham Snell (1)

RESOLVED:

That the application be approved, subject to conditions and planning obligations.

Councillor Rice left the Committee at 7:30 pm.

85. 17/01607/HHA: 35 Fairway, Stifford Clays, Grays, Essex, RM16 2AJ

The Principal Planner informed the meeting that the above application was a council property and the proposal was for an extension to be built on the rear of the property. He advised that this would not impact on the neighbours.

The Chair informed the Committee, there were no speakers for this application and there were no questions.

It was proposed by Councillor Snell and seconded by Councillor Liddard that the application be approved, subject to conditions, as per the officer's recommendation.

For: Councillors Tom Kelly (Chair), Steve Liddiard (Vice-Chair), Colin Churchman, Graham Hamilton, Roy Jones, Terry Piccolo and Graham Snell (8)

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved, subject to conditions.

86. 18/00394/HHA: 15 St James Avenue East, Stanford Le Hope, Essex, SS17 7BQ

The Principal Planner advised the applicant was currently employed within the Place Directorate which was the reason the application was being reported to Committee.

Councillor Hamilton asked whether the garage would be accessible from Sharon Close. The Principal Planner confirmed there would be access from the rear of the property.

It was proposed by Councillor Jones and seconded by Councillor Churchman that the application be approved, subject to conditions, as per the officer's recommendation.

For: Councillors Tom Kelly (Chair), Steve Liddiard (Vice-Chair), Colin Churchman, Graham Hamilton, Roy Jones, Terry Piccolo and Graham Snell (8)

Against: (0)

Abstain: (0)

RESOLVED:

That the application be approved, subject to conditions.

The meeting finished at 7.38 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