



Purfleet-on-Thames Community Forum

For ease of reference topics appear as separate subjects rather than in the order discussed. Items do not appear in any order of priority, and may appear under an unlinked agenda item (e.g. AOB)

Meeting Minutes 30th July 2019

1. Welcome

2. Apologies

Lynn Mansfield, Cllr Oliver Gerrish, Cllr Qaisar Abbas; Garrett Doran

3. Guest Speakers

Matthew Gallagher - Thurrock Council's Principal Planner for Major Projects

Matthew explained that he has 25 years' experience in planning, worked for the Development Corporation in 2007, started at Thurrock Council in 2012 and has been the Case Officer for the Purfleet regeneration since 2011.

What is Planning?

Planning is the process of managing the development of land and buildings.

A sustainable development has 3 aspects: economic; social (strong vibrant healthy communities); environmental (protect/enhance the natural, built and historic environment).

Decision Making (Development Management) = planning applications

The Local Development Plan is evidence-based, independently examined, and when adopted creates the framework against which planning decisions are taken.

The Council are consulting on a new Local Plan but until it reaches the adoption stage the current Local Plan, despite being out of date, must be used.

The Government provides guidance for councils via the National Planning Policy Framework (NPPF). Government policy takes priority over a council's Local Plan.

The term 'development' excludes internal building work not materially affecting external appearance; and use of land for the purposes of agriculture or forestry.

Not all development requires planning permission.

Permitted Development (PD), with certain limitations, includes extensions to dwellings, fencing, development by Local Authorities, development relating to roads, water and sewerage, and power; and changes of use.

Outline planning simply establishes the principle of the proposed development.

Full planning establishes the principle and full details of the development and there is no requirement for subsequent approval of details.

Applicants are encouraged to speak with the council before submission of plans, for which there is a charge.

Objections to planning applications will be given due consideration only if they are based on material considerations.

Material Considerations: layout, density; privacy; daylight/sunlight; access/traffic; local economy; design/appearance; noise/smell; previous decisions.

Non-Material Considerations: history/character of applicant; loss of view; commercial competition; impact on property value; restrictive covenants; ownership of land; matters of decency or taste; retrospective consent.

The Council has enforcement powers but prefers to negotiate, enforcing only where expedient to do so.



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The Planning Committee determines applications with significant policy or strategic implications, including departures (not in line with the Local Plan); applications by or on behalf of the Local Authority; applications by or on behalf of Members or Officers (within Planning and Transportation); applications 'called in' by Members (in cases where local councillors have received complaints from the public).

If an application is refused the reasons have to be clear, robust and policy based.

Appeals (not available to 3rd parties, e.g. neighbours) can be made either by written representation, informal hearing, or public inquiry.

A Planning Constraints Map is available on the council's website where you can check if your house has any constraints, e.g. a TPO (Tree Preservation Order).

Purfleet

This application has 120+ planning conditions and complex legal agreement - Sections 106 and 111 requiring legal input.

Timeline:

2013 – Permission capable of implementation = live planning condition

Dec 2017 – Outline proposals (apart from principal accesses which were detailed)

Jan 2018 – Formal consultation

June 2018 – Requested further information re environmental impact

Sep 2018 – Re-consultation on x2 further information (environmental and transport)

Dec 2018 – Removal of Environment Agency objection (conditionally)

April 2019 – Highways England formal response

25 April 2019 – Committee resolution to grant planning permission

April 2019 – Referral to Secretary of State

May 2019 – Secretary of State confirms no call-in

Current – Negotiations on detailed drafting of Section 106/applicant negotiating with Highways England to agree M25 J30 mitigation

Estimated grant of outline planning permission Oct/Nov 2019

Questions from the floor:

What is the difference between green belt and green grid?

Green belt has spatial designation, is defined through the Local Plan and is covered by statutory policy.

Green grid is a grid of green spaces not covered by statutory policy.

Does an increase of height of 8' by earthworks require planning permission?

Raised land could be considered engineering, unsure if the site in question comes under permitted development. Suggested this be logged as a complaint on the Council website.

What protection is there before planning is granted for the Purfleet regeneration site?

The site area for the scheme is 58-59 hectares and includes land which is not in control of the Local Authority.

It is legal to apply for planning permission on land that is not under your control; but the landowner is required to be informed.

PCRL needs to negotiate land acquisition in order to secure land to assemble the site; should negotiations fail the land will be compulsorily purchased.

It is not possible to prevent commercial operations taking advantage of the current situation.



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Can anything be done by way of enforcement regarding the rotting bales on the land for sale opposite Circus Tavern?

The Environment Agency was previously involved but there had been an unresolved query as to who was responsible for carrying out any enforcement action. It was suggested that an enquiry be made on the Council website, or an approach be made to a local councillor as they would be duty bound to respond.

As time was running short and the topic had to be ended, John asked that unasked planning questions be emailed to him.

PC Neil Brand

Neil is one of three officers based at South Ockendon Police Station who cover the West Thurrock & South Stifford Wards and Aveley & Uplands Ward.

An additional x7 PCs and x1 Sergeant joined the team on 22nd July to cover town centres at Stanford-le-Hope, Ockendon and Grays.

A summer youth programme is to be run to try to reduce youth ASB during the holidays.

x3 bikes were removed from the station area resulting in a decrease of bike nuisance.

Illegal encampments across the borough are seriously down this year, to date approximately 100 in number.

Coffee with the Cops – Thursday 8th August 10:00-12:00, Purfleet Hub

Evenings – MacDonalds on the Retail Park – check details on the Essex Police – Thurrock – Facebook page.

4. General Update

Quiz Night – Friday 20th September at The Fleet

Litter Pick – 24th August, 10:00, meet at Cornwall House Car Park

Superfast Broadband – 1st contract has been signed with Open Reach for the Watts Wood area, but it may take up to a year for installation to start.

A minimum of 150 dwellings is required to be able to apply for funding.

Silhouettes – Purfleet's WWI silhouettes have been on display at Thameside Theatre, and also at Coalhouse Fort on Armed Forces Day.

Change The Name – Following the petition there is now a consultation on the Council website, closing date 13th October.

5. Planning Applications

x2 proposals setting out ideas and seeking feedback:

Lakeside – x6 tower blocks replacing House of Fraser and x2 car parks – comprising 1,000 flats to rent.

Thurrock Football Club – creation of a car park on green belt land, cars transported to site by low loader, cars only on local roads when tests being run, entrance to site on Ship Lane. Football ground to be turned into a 3G pitch and gifted to the community.



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x1 Planning Application - Tesco to install a bio-fuel engine to generate their own electricity. This will still create pollution so why not use electricity from the grid rather than create additional pollution in an already polluted area?

6. Matters Arising and AOB

Cllr Victoria Holloway – Update

Protesting against development of the Council offices at a cost of £10 million.

Issues with NHS England whereby our CCG is being forced to give £480,000 of its monies to bale out Cambridge and Peterborough's overspending. The Regional NHS Representative has been asked to explain why our CCG money should go towards another CCG's overspend. Decision by Secretary of State is to go ahead with the closure of Orsett Hospital.

Our CCG is to merge with 5 other CCGs = less opportunity and influence for care decisions regarding the local population.

75th Anniversary VE Day - Lots of volunteers are needed to help with preparing for this event as well as on the day, 8th May 2020. Please contact the Forum if you can help.

Purfleet Community Design Panel – If you are interested in sitting on this panel please email John Rowles for an application form.

Littlebrook Power Station – Next big demolition explosion to take place at 23:59 on 29th August.

A13 Road Closures – there is a link on the Forum's website giving details.

Greening & Cleaning – A walk was taken around Purfleet with a member from Greening & Cleaning. Numerous works were agreed to be undertaken and permission was given to the Forum for various actions including using the main green for events and landscaping the area where the Zeppelin plaque has been sited.

Upcoming Events:

Gurkha Day, 4th August at Purfleet Heritage Centre

Community Fun Day, 14th August at St Stephen's

Royal Opera House, Join the Chorus free taster sessions during September

Community Crafting will be starting at The Hub

7. Next meeting:

24th September, 19:30, St Stephen's Church.