

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
17 September 2015 (7.30 - 8.00 pm)**

Present:

COUNCILLORS: 11

Conservative Group Robby Misir (in the Chair) Melvin Wallace (Vice-Chair),
Ray Best, Philippa Crowder and +Damian White

Residents' Group Stephanie Nunn and Reg Whitney

**East Havering
Residents' Group** Alex Donald and Linda Hawthorn

UKIP Group +John Glanville

**Independent Residents
Group** Graham Williamson

Apologies were received for the absence of Councillors Steven Kelly and Phil Martin.

+Substitute members: Councillor Damian White (for Steven Kelly) and Councillor John Glanville (for Phil Martin).

1 member of the public was present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

334 MINUTES

The minutes of the meetings held on 20 August and 3 September 2015 were agreed as correct records and signed by the Chairman.

- 335 **P0986.15 - SUTTONS JUNIOR AND MIXED INFANTS SCHOOL, SUTTONS LANE, HORNCHURCH - REDEVELOPMENT OF EXISTING SUTTON PRIMARY SCHOOL TO ALLOW CONSTRUCTION OF NEW SCHOOL BUILDINGS (USE CLASS D1) OF APPROXIMATELY 2,197SQM GIA, WITH ASSOCIATED FACILITIES AND WORKS INCLUDING VEHICULAR AND PEDESTRIAN ACCESS AND LANDSCAPING, AND THE PHASED DEMOLITION OF EXISTING SCHOOL BUILDINGS AT THE SITE.**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report and to include the following two revisions to the conditions:

- Condition 6 (Community Use) – insert "not" between "shall" and "be occupied".
- Condition 15 (Hours of Outdoor Use). Alter 9am to 8am (two references).

- 336 **P0994.15 - 93 SHEPHERDS HILL - ERECTION OF TWO-STOREY REAR EXTENSION AND NEW BAY WINDOWS TO FRONT**

The Committee considered the report and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

- 337 **P1116.15 - UNITS 4A AND 4B MARKET PLACE, ROMFORD - CHANGE OF USE OF UNITS 4A AND 4B (FIRST FLOOR LEVEL) FROM USE CLASS D1/B1 TO RESIDENTIAL UNITS (CLASS C3), INSERTION OF MEZZANINE FLOORS AND EXTERNAL ALTERATIONS AT FIRST FLOOR LEVEL AND GROUND FLOOR ENTRANCE. AMENDMENTS TO PLANS APPROVED UNDER P0370.14 CONDITION 2**

The Committee considered the report, noting that the proposed application qualified for an amended Mayoral CIL contribution of £16,740 and **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £48,000 to be used for educational purposes.
- All contribution sums should include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

- The Developer/Owner to pay the Council's reasonable legal costs associated with the planning obligation prior to the completion of the obligation irrespective of whether it was completed.
- Payment of the appropriate planning obligations monitoring fee.
- That the Head of Regulatory Services be authorised to enter into the planning obligation to secure the above contribution and upon completion of that obligation, grant planning permission subject to the conditions as set out in the report.

338 P1136.12 - 1A HILLVIEW AVENUE, HORNCHURCH

The report before Members detailed an outline planning application requesting assessment of access, layout and scale and proposed the demolition of the existing workshop and garages on site and the erection of a replacement two bedroom bungalow.

The application was originally reported to the Committee on 3 October 2013, where it was resolved to grant permission subject to the completion of a legal agreement.

The application was re-reported to the Committee in January 2014 and sought authority to alter the obligation wording to state that the applicant would enter into a legal agreement together with the adjoining land owners to ensure clear unobstructed visibility splays were retained in perpetuity. The original wording of the obligation from the October 2013 resolution required the applicant to purchase land to provide the visibility splays.

The application had been awaiting the completion of the legal agreement since the resolution to grant planning permission in January 2014. The applicant had failed to secure the agreement of the adjoining land owners for the visibility splays included in the revised obligation and therefore sought to gain planning permission for the development without such an obligation attached. To support this new approach, a new Transport Statement produced by Rocke Associates had been submitted for assessment.

During a brief debate Members discussed the adjoining properties and the possibility of the occupiers erecting walls/fences to the boundaries of their properties which would further obstruct the view of motorists exiting the application site.

Members also discussed possible enhancements to the proposal before them that would assist motorists entering/exiting the application site which would also afford safety to pedestrians using the area.

The report recommended that planning permission be refused, however following a motion to delegate the granting of planning permission to the Head of Regulatory Services it was **RESOLVED** to delegate to the Head of Regulatory Services to grant planning permission subject to prior completion of a legal agreement to secure an education infrastructure payment and also subject to conditions requiring the following safety related measures within the new access way designed to optimise visibility for drivers/passing Hillview Avenue pedestrians:

- Mirror(s).
- Speed hump(s) to reduce vehicle speed when exiting the access into Hillview Avenue.
- Low level lighting to be permanently operated during hours of darkness.

Chairman