

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
14 July 2016 (7.30 - 8.15 pm)**

Present:

COUNCILLORS: 11

Conservative Group Robby Misir (in the Chair) Melvin Wallace, Ray Best, Steven Kelly and +Roger Westwood

Residents' Group Stephanie Nunn and Reg Whitney

East Havering Residents' Group Alex Donald (Vice-Chair) and Linda Hawthorn

UKIP Group +John Glanville

Independent Residents Group Graham Williamson

Apologies were received for the absence of Councillors Michael White and Phil Martin.

+ Substitute members: Councillor Roger Westwood (for Michael White) and Councillor John Glanville (for Phil Martin).

Councillor David Durant was also present for part of the meeting.

10 members of the public were 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.

35 P0666.15 - 30-30C SOUTH HALL DRIVE, LAND ADJACENT TO, RAINHAM

The proposal before Members was for the demolition of two existing detached garages and the construction of a 2-storey building consisting of 3 x 1 bedroom apartments, with associated car parking and amenity space to the side and rear.

With its agreement Councillor Durant addressed the Committee.

Councillor Durant sought and received clarification that consultation letters had been sent to neighbouring residents. Councillor Durant commented that there had been a previous application for a bungalow on the site which appeared more suitable than the larger scheme that was being proposed now. Councillor Durant concluded that the proposal was an over development of the site.

During a brief debate Members sought and received clarification of the fenestration arrangements of the proposed building. Members also discussed the Environmental Agency's objection to the proposal on the basis of the submitted Flood Risk Assessment.

Members noted that the proposal qualified for a Mayoral CIL payment of £3,800 and **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £18,000 to be used for educational purposes
- All contribution sums shall 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 pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report and the Environment Agency's outstanding objection being resolved. In the event that the objection cannot be satisfactorily resolved then authority was also delegated to refuse the application on the grounds of flood risk.

36 **P0071.16 - HEXAGON HOUSE, ROMFORD**

The proposal before Members was for the erection of 20 flats on top of the existing Hexagon House building.

During a brief debate Members discussed the lack of additional parking offered by the applicant even though the proposal was an expansion of a previously agreed application.

The Committee noted that the development proposed qualified for a Mayoral Community Infrastructure Levy (CIL) contribution of £19,900 and **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Section 106 Legal Agreement under the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £240,000 towards affordable housing.
- A financial contribution of £120,000 to be used for educational purposes.
- Save for the holders of blue badges that any future occupiers of the development be prevented from applying for and purchasing parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.
- All contribution sums shall 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 pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.

That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions

The vote for the resolution to approve the granting of planning permission was carried by 10 votes to 0 with 1 abstention.

Councillor Nunn abstained from voting.

37 **P0621.16 - MAWNEY INFANT SCHOOL, ROMFORD - DEMOLITION OF THE EXISTING SCHOOL BUILDING AND THE CONSTRUCTION OF A REPLACEMENT SCHOOL**

The Committee considered the report noting the following changes to the report:

Page 9 paragraph 3 – there were currently 367 pupils at the school although the school could accommodate two forms of entry equating to 420 pupils, plus there was a 30 place nursery.

Page 9 paragraph 5 – the proposed new school would provide three forms of entry up to a maximum of 630 pupils, plus a 45 place nursery

and without debate **RESOLVED** that Planning permission be granted subject to the conditions as set out in the report and subject to adding an Informative that Members wished to ensure that the school introduced measures to ensure safety of dropping off young children.

38 **P0648.16 - DRAPERS ACADEMY, SETTLE ROAD, HAROLD HILL -
INSTALLATION OF TWO MODULAR BUILDINGS TOGETHER WITH
ANCILLARY HARD SURFACING AND FENCING FOR TEMPORARY
PERIOD**

The Committee considered the report, noting that no comments had been received from Sport England and without debate **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

39 **P0320.16 - HYLANDS PRIMARY SCHOOL, HORNBURCH**

The report before Members was brought before the Committee as the application site was Council owned and objections had been received to the proposal. The proposal sought permission for the installation of a single storey flat roof demountable building for use as classroom.

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

40 **P0782.16 - GIDEA PARK PRIMARY SCHOOL, LODGE AVENUE,
ROMFORD - FOUR SPACE ENLARGEMENT OF CAR PARK**

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

41 **P0779.16 - GIDEA PARK PRIMARY SCHOOL, LODGE AVENUE,
ROMFORD - INSTALLATION OF A TEMPORARY BUILDING TO
PROVIDE TWO CLASSROOMS**

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

42 **P0746.16 - CROWLANDS PRIMARY SCHOOL, LONDON ROAD, ROMFORD - PROPOSED 4 METRE HIGH TELESCOPIC COLUMN WITH FOUR SECURITY CAMERAS LOCATED WITHIN THE SCHOOL GROUNDS**

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

43 **P1692.15 - 2A SOWERY AVENUE (LAND REAR OF) RAINHAM**

The application before Members was originally approved for the erection of one two-bedroom bungalow. The current proposal related to the variation of Condition 6 of P0198.15 in order to create a room within the loft area. The proposal also included a slight increase in the ridge height and the addition of two rooflights.

The Committee considered the report and without debate **RESOLVED** that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Deed of Variation under Section 106A of the Town and Country Planning Act 1990 (as amended) to vary the legal agreement completed on 11 June 2015 in respect of planning permission P0198.15 by varying the definition of Planning Permission which should mean either planning permission P0198.15 as originally granted or planning permission P1692.15.

Save for the variation set out above and necessary consequential amendments the Section 106 agreement dated 11 June 2015 and all recitals, terms, covenants and obligations in the said Section 106 agreement dated 11 June 2015 would remain unchanged.

The applicant would also be required to pay the Council's reasonable legal costs in association with the preparation of a Deed of Variation, prior to completion of the deed, irrespective of whether the deed was completed.

That the Head of Regulatory Services be authorised that upon the completion of the Deed of Variation that planning permission be granted subject to the conditions as set out in the report.

- 44 **P0596.16/P0594.16/P0599.16 - PLOT 6, PLOT 8, PLOT 10&11 BEAM REACH BUSINESS PARK, RAINHAM - P0596.16 - PLOT 6, BEAM REACH 5 BUSINESS PARK, CONSUL AVENUE, RAINHAM FULL APPLICATION FOR INDUSTRIAL/COMMERCIAL FLOORSPACE (B1A/B/C, B2, B8 USE CLASSES) WITH ASSOCIATED CAR PARKING AND LANDSCAPING P0594.16 - PLOT 8, BEAM REACH 5 BUSINESS PARK, CONSUL AVENUE, RAINHAM FULL APPLICATION FOR INDUSTRIAL/COMMERCIAL FLOORSPACE (B1A/B/C, B2, B8 USE CLASSES) WITH ASSOCIATED CAR PARKING AND LANDSCAPING P0590.16 - PLOTS 10 & 11, BEAM REACH 5 BUSINESS PARK, CONSUL AVENUE, RAINHAM FULL APPLICATION FOR COMMERCIAL FLOORSPACE (B1C, B2, B8 USE CLASSES) WITH ASSOCIATED CAR PARKING AND LANDSCAPING**

The Committee noted the following amendments to the reports:

Page 111, first bullet point, add to end “subject to reduction equivalent to amount(s) previously paid in accordance with existing legal agreement should the reserved matters under planning application P1887.15 be implemented”

Page 111, fourth bullet point, add to beginning “Subject to confirmation from TfL that this was required,”

Pages 115, 122 and 130, Condition 14. Additional information had been received with regard to details of security measures. It was recommended that authority be delegated to the Head of Regulatory Services to agree the final wording of this condition in consultation with the Metropolitan Police Designing Out Crime Officer.

Pages 116, 123 and 131, Condition 17, replace “No development should take place” with “No part of the development should be occupied or used”

Page 116, Condition 18, Page 124, Condition 19, Page 132, Condition 18. An additional noise report had been submitted which demonstrated that construction noise would not result in adverse impact during extended hours requested by the applicant, Therefore recommended change hours to 7am to 7pm Monday to Friday, 8am to 6pm Saturdays and 8am to 2pm Sundays

The Committee considered the reports and without debate **RESOLVED** that the proposals were unacceptable as they stood but would be acceptable subject to the applicant entering, in relation to the three applications, into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:

- A £200,000 financial contribution towards Beam Park Station;
- A £20,000 financial contribution towards local environment improvements;

- A review of on-site parking provision, within 12 months of occupation of each plot, together with amended site plans to account for any identified over-provision;
- A review of the signalling arrangements at the junction on Marsh Way;
- Reservation of the access point/strip of land from Consul Avenue to Manor Way for future public access and a restriction on future development proposals blocking this land; and
- A local employment, skills and supply-chain opportunities framework or a commuted sum, agreed with the Local Planning Authority, to provide alternative local employment initiatives if the applicant was unable to provide an appropriate level of opportunities on-site.
- All contribution sums should include interest to the due date of expenditure and all contribution sums should 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 legal agreement, prior to the completion of the agreement, irrespective of whether the agreement was completed; and
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

Subject to no direction to the contrary from the Mayor for London (under the Town and Country Planning (Mayor of London) Order 2008) it was therefore recommended that the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement grant planning permissions subject to the conditions as set out in the report.

45 **L0008.16 - TOWN HALL, MAIN ROAD, ROMFORD - LISTED BUILDING CONSENT TO REMOVE THE INTERIOR WALLS FROM THE EXISTING OFFICES ON THE GROUND FLOOR OF THE TOWN HALL. TO CLOSE OFF THE DOORS TO THE CORRIDORS BY BOARDING OVER THE INTERNAL SPACE AND LEAVING THE DOORS IN SITU. THIS WOULD LEAVE THE DOORS IN THE CORRIDOR IN THEIR ORIGINAL STATE.**

The Committee considered the report and without debate **RESOLVED** that It be recommended that the application and all relevant documentation be forwarded to the Secretary of State for determination in accordance with Section 12 of the Listed Building Act 1990 and regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 and that should

the Secretary of State be minded to grant Listed Building Consent that the conditions and Reason for Approval set out in the report be considered in respect of such consent:

46 **P0576.16 UPMINSTER LIBRARY, CORBETS TEY ROAD, UPMINSTER-
CHANGE OF USE OF PART OF THE FIRST FLOOR FROM D1
(LIBRARY) TO A2 OFFICE USE**

Members sought and received clarification that the office space would be for private commercial use and some Members wished to place on record that it was disappointing that community use of the library space had reduced.

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

Chairman