

London Borough of Havering – Decisions taken by the Regulatory Services Committee on Thursday, 25 August 2016

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A1	DISCLOSURE OF INTERESTS	
A2	P0325.16 - 31 HIGH STREET, HORNCHURCH	
A3	P0953.16 - WHYBRIDGE INFANTS SCHOOL, FORD LANE, SOUTH HORNCHURCH	It was RESOLVED that planning be granted subject to the conditions as set out in the report and to include an additional condition requiring submission, agreement, implementation and maintenance of a scheme of boundary treatment designed to reasonably respect the privacy and amenity of dwellings closest to the new building.
A4	P0884.16 - RISE PARK INFANTS SCHOOL - SINGLE STOREY EXTENSION TO RECEPTION AREA	The Committee considered the report and without debate RESOLVED that planning permission be granted subject to the conditions as set out in the report.
A5	P0920.16 - 177 AND 179 MAWNEY ROAD, ROMFORD	<p>It was RESOLVED that the granting of planning permission be refused on the grounds that:</p> <ul style="list-style-type: none"> - Development on the backland site was out of keeping with the surrounding area characterised by properties with long spacious rear garden environments. - Contrived design out of character and harmful to visual amenity and the rear garden scene. - Lack of education contribution (S106) <p>The vote for the resolution to refuse the granting of planning permission was carried by 9 votes to 2.</p>

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		Councillors Misir and Kelly voted against the resolution to refuse planning permission.
A6	P0489.16 - 25-29 MARKET PLACE, ROMFORD	<p>It was RESOLVED that planning permission be refused on the grounds that:</p> <ul style="list-style-type: none"> - The absence of a suitable drop-off arrangement for guests and their luggage would create a road safety hazard especially on market days. - Servicing movements reliant on reversing hazardous to highway and pedestrian safety. - The extended building by reason of its height and external design and appearance would harm special character and appearance within the Romford Conservation area. <p>The vote for the resolution to refuse planning permission was carried by 9 votes to 2.</p> <p>Councillors Misir and Kelly voted against the resolution to refuse planning permission.</p>
A7	P0922.15 - DOVERS CORNER, NEW ROAD, RAINHAM - DEMOLITION OF EXISTING STRUCTURES AND THE PHASED REDEVELOPMENT TO PROVIDE 396 RESIDENTIAL	<p>It was RESOLVED that consideration of the item be deferred for the reason above.</p> <p>The vote for the resolution for the deferral of the item was carried by 8 votes to 3.</p>

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	DWELLINGS, CAR PARKING, BICYCLE PARKING, SUBSTATION, PUBLIC OPEN SPACE AND PEDESTRIAN/CYCLE INFRASTRUCTURE WORKS AND IMPROVEMENTS AT DOVERS CORNER INDUSTRIAL ESTATE, RAINHAM TRADING ESTATE AND BOOMES INDUSTRIAL ESTATE, NEW ROAD, RAINHAM	<p>Councillors Misir, Best, Crowder, Kelly, Wallace, Donald, Hawthorn and Whitney voted for the resolution to defer consideration of the item.</p> <p>Councillors Nunn, Webb and Williamson voted against the resolution to defer consideration of the item.</p>
A8	P0110.16 - MORLAND HOUSE, 12 EASTERN ROAD, ROMFORD - CONSTRUCTION OF A ROOF EXTENSION TO CREATE TWO ADDITIONAL FLOORS COMPRISING OF EIGHT NEW RESIDENTIAL FLATS	<p>The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £6,300 and without debate RESOLVED that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:</p> <ul style="list-style-type: none"> • 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. • Save for the holders of blue badges that the future occupiers of the proposal would be prevented from purchasing parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme. • 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

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		<p>agreement was completed.</p> <ul style="list-style-type: none"> • Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement. <p>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.</p> <p>The vote for the resolution to grant planning permission was carried by 10 votes to 0 with 1 abstention.</p> <p>Councillor Webb abstained from voting.</p>
A9	P0909.16 - PHASE 2B, HAROLD WOOD HOSPITAL	The Committee considered the report and without debate RESOLVED that reserved matters permission be granted subject to the conditions as set out in the report.
A10	P0584.16 - 92-94 NORTH STREET, ROMFORD	<p>It was RESOLVED that planning permission be refused on the grounds that:</p> <ul style="list-style-type: none"> - Cramped overdevelopment of site harmful to quality of future residents' living conditions. - Complete absence of parking for residents - Significant lack of usable amenity space

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		<ul style="list-style-type: none"> - Poor design and appearance and excessive bulk that created a harmful impact on visual amenity. - Failure to secure an education contribution by means of a Section 106 agreement. <p>The vote for the resolution to refuse the granting of planning permission was carried by 10 votes to 0 with 1 abstention.</p> <p>Councillor Donald abstained from voting.</p>
A11	P0944.16 - 23 HUGO GARDENS, RAINHAM	<p>It was noted that the proposed development qualified for a Mayoral CIL contribution of £1,660.00 and it was RESOLVED that the proposal was unacceptable as it stood but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:</p> <ul style="list-style-type: none"> • A financial contribution of £6,000 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 Legal Agreement prior to the completion of the agreement irrespective of whether the agreement was completed. • Payment of the appropriate planning obligations monitoring fee prior to the completion

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		<p align="center">of the agreement.</p> <p>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.</p> <p>The vote for the resolution to grant planning permission was carried by 9 votes to 2.</p> <p>Councillors Nunn and Whitney voted against the resolution to grant planning permission.</p>
A12	<p>P1129.16 - 41 MANSTON WAY, HORNCHURCH- TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO DWELLING TO PROVIDE 2 DWELLINGS</p>	<p>The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £1,400 and without debate 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:</p> <ul style="list-style-type: none"> • A financial contribution of £6,000 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 in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement was completed.

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		<ul style="list-style-type: none"> • The Developer/Owner to pay the appropriate planning obligations/ monitoring fee prior to completion of the agreement. <p>That the Head of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement that the Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions as set out in the report.</p> <p>The vote for the resolution to grant planning permission was carried by 9 votes to 0 with 2 abstentions.</p> <p>Councillors Nunn and Webb abstained from voting.</p>
A13	P0472.16 - 269 WINGLETYE LANE, HORCHURCH	It was RESOLVED that planning permission be granted subject to the conditions as set out in the report.
A14	P0722.16 - CROW METALS, JUTSUMS LANE, ROMFORD	<p>It was RESOLVED that planning permission be granted subject to the conditions as set out in the report.</p> <p>The vote for the resolution to grant planning permission was carried by 10 votes to 1.</p> <p>Councillor Wallace voted against the resolution to grant planning permission.</p>
A15	P0907.16 - HACTON PRIMARY SCHOOL, CHEPSTOW AVENUE, HORNCHURCH - EXTERNAL CANOPY MEASURING 39M BY 4M	

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	AND UP TO 3.5M IN HEIGHT	
A16	P0979.16 - 5-7 COLLIER ROW ROAD, ROMFORD	
A17	P0821.16 - 156 OSBORNE ROAD, HORNCHURCH	
A18	MINUTES	The minutes of the meeting held on 4 August 2016 were agreed as a correct record and signed by the Chairman.
A19	SUSPENSION OF STANDING ORDERS	During the discussion of the reports the Committee RESOLVED to suspend Committee Procedure Rule 8 in order to complete the consideration of the remaining business of the agenda.
A1		
A2		