

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
22 December 2016 (7.30 - 9.30 pm)**

Present:

COUNCILLORS: 11

Conservative Group Melvin Wallace, Ray Best, Steven Kelly, Michael White and +Carol Smith

Residents' Group Stephanie Nunn and Reg Whitney

East Havering Residents' Group Alex Donald (in the Chair) and Linda Hawthorn

UKIP Group Phil Martin

Independent Residents Group Graham Williamson

An apology was received for the absence of Councillor Robby Misir.
+Substitute member Councillor Carol Smith (for Robby Misir)

Councillors David Durant, Jeffery Tucker and John Wood were also present for parts of the meeting.

35 members of the public and a representative of the Press 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.

149 P1715.16 - 137-151 MONTGOMERY CRESCENT LAND R/O, ROMFORD

The report before Members detailed an application that sought planning permission for the erection of three chalet bungalows. The application was a resubmission of an application (P1611.14) which was approved at the Committee on 16 July 2015. The current application sought to address the significant level changes on site which were not accurately shown on the previous submission.

The application raised considerations in relation to the impact on the character of the surrounding area, the impact on the residential amenity of

the future occupants and of neighbouring residents and the suitability of the proposed parking and access arrangements.

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response from the applicant's agent.

The objector commented that the proposal was now a three storey development as there was a change in the land level which would make the building overbearing and intrusive. In concluding the Committee was requested to refuse the application as this was an overdevelopment on the site.

The applicant's agent commented that the ridge line of the proposed building was in line with the nearest property. The Committee was also informed that the building had been constructed slightly lower than what was outlined in the drawings and was of the opinion that these factors be taken in to consideration.

During the general debate Members discussed at what stage were officers made aware of the issue with the change in land level.

The Committee deliberated on the relationship of the building on the character of the surrounding area and the impact of the ground level changes on development including the privacy of the neighbouring properties.

A motion for the refusal of the application was put forward but there was no seconder to the motion.

The Committee considered the report and **RESOLVED** that planning permission be granted subject to prior completion of legal agreement as set out in the report.

The vote for the resolution to grant planning permission subject to prior completion of legal agreement was carried by 9 votes to 2 against.

Councillors Whitney and Nunn voted against the resolution to grant planning permission.

150 **P0923.16 - RAINHAM WALL ENGINEERING, NEW ROAD, RAINHAM**

The report before Members detailed an application for the redevelopment of an existing commercial site on the north side of New Road, Rainham. The proposal was to demolish all existing buildings, remediate the site and construction 14 one and two bed maisonettes in two blocks and 32 two and three-bed houses. The report informed the Committee that site was within a predominantly residential area where the redevelopment of previously developed land for housing would be acceptable in principle.

With its agreement Councillors David Durant and Jeffery Tucker addressed the Committee.

Councillor David Durant commented on the scale of the development and was of the view that the development was short of adequate amenities and parking spaces. Councillor Durant suggested that the highways contribution be used to widen the road to convert the grass verge in to additional parking spaces.

Councillor Jeffery Tucker stated that he was in support of the application. He was of the opinion that the proposal was a good development. Councillor Tucker suggested that additional screening hedges be provided on the site.

During a brief debate Members sought clarification on the total parking spaces on the development, The Committee noted that 84 parking spaces would be provided. Members discussed the need for additional landscaping to screen the site away from the A1306.

The Committee considered the report and **RESOLVED** that planning permission be granted subject to prior completion of legal agreement as set out in the report and also the following:

- Submission, approval, implementation and maintenance of a parking management scheme.
- Landscaping condition to specifically require scheme of screen hedging behind the frontage fencing along the parts of the site where perpendicular parking will abut the A1306.
- Changes to plan ref numbers to reflect revised plans
- Changes to certain conditions to enable below ground works subject to conditions to proceed in advance of discharge of later conditional requirements.

151 **P1373.16 - 31 HIGH STREET, HORNCHURCH**

The report before Members detailed an application for the construction of a Lidl food store with associated car parking at 31 High Street, Hornchurch.

The proposal was for the construction of an A1 food store within Hornchurch town centre. Planning permission had previously been granted to demolish the former bingo hall building which currently occupied the site.

The report informed Members that the development raised considerations in relation to the vitality and viability of the town centre, the impact on the character and appearance of the streetscene, the impact on the residential amenity of neighbouring residents, the suitability of the proposed parking

and access arrangements, and the implications for the surrounding highway network.

It was noted that on balance the proposal was considered to be acceptable in all material respects subject to conditions and the applicant entering into a Section 106 Agreement.

During a brief debate Members raised concern on the traffic arrangements further to no objection from Highways. The Committee took the view that a traffic management scheme would be required as they were concerned with traffic flow and were of the opinion that right from the site should be restricted. Members also sought clarification on the percentage of disabled parking spaces that would be provided.

Following the discussion, it was **RESOLVED** that consideration of the report be deferred to allow staff to take up with the applicant and LBH Highways the following:

- Concise summary of main TIA conclusions, especially the anticipated impact on traffic movement within High Street not just in the immediate vicinity of the access but more widely including the effect on other junctions/traffic light queuing and concerns about gridlock, together with detailed comment from Council's Highway Engineer on the traffic flow along High Street and impact of the development.
- Consideration of additional design/signage measures to reduce risk of traffic congestion related to the site entrance/exit including, for example, left turn in/out only.
- Clarify if the provision of on-site disabled parking accord with London Plan?
- Additional condition preventing any access being formed from the site to/from Fairkytes Avenue to the rear without permission from the Council.
- Extend restricted on-site parking period from one to two hours unless there was a car park capacity reason behind this restriction in which case explain fully.
- Clarify for what and where the highway crossing contribution is to be used.

152 **P1539.16 - FORMER HAROLD WOOD HOSPITAL**

The report before Members detailed reserved matters for the approval of siting, design, external appearance, landscaping (the reserved matters) pursuant to outline planning permission P0702.08 for Phase 2A Block B of the former Harold Wood Hospital, for the development of 48 residential

dwellings, plus associated open space, landscaping, infrastructure and car parking.

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 considered the report and **RESOLVED** that reserved matters permission be granted subject to the conditions set out in the report.

The vote for the resolution to grant planning permission was carried by 10 votes to 1 against.

Councillor Alex Donald voted against the resolution.

153 **P1820.16 - AVELON ROAD CENTRE**

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

154 **PLANNING OBLIGATIONS/LEGAL AGREEMENTS**

The Committee considered a report that updated Members on the position of legal agreements and planning obligations. This related to approval of various types of application for planning permission decided by the Committee that could be subject to prior completion or a planning obligation. This was obtained pursuant to Section 106 of the Town and Country Planning Acts.

The report also updated the position on legal agreements and planning obligations agreed by this Committee during the period 2000-2016.

The Committee **NOTED** the report and the information contained therein.

155 **PLANNING AND ENFORCEMENT APPEALS RECEIVED, PUBLIC INQUIRIES/HEARINGS AND SUMMARY OF APPEAL DECISIONS**

The report accompanied a schedule of appeals and a schedule of appeal decisions, received between 20 August 2016 and 2 December 2016.

The report detailed that 48 new appeals had been received since the last meeting of the Monitoring Committee in September 2016.

The Committee **NOTED** the report and the results of the appeal decisions received.

156 **SCHEDULE OF ENFORCEMENT NOTICES**

The Committee considered and noted the schedules detailing information regarding enforcement notices updated since the meeting held in September 2016.

Schedule A showed notices currently with the Secretary of State for the Environment (the Planning Inspectorate being the executive agency) awaiting appeal determination.

Schedule B showed current notices outstanding, awaiting service, compliance, etc. with up-dated information from staff on particular notices.

The Committee **NOTED** the information in the report.

157 **PROSECUTIONS UPDATE**

The report updated the Committee on the progress and/or outcome of recent prosecutions undertaken on behalf of the Planning Service.

The Committee **NOTED** the report.

158 **SCHEDULE OF COMPLAINTS**

Members had previously been emailed a schedule which listed the complaints received by the Planning Control Service regarding alleged planning contraventions for the period 27 August 2016 to 2 December 2016.

The Committee **NOTED** the report and **AGREED** the actions of the Service.

Chairman