

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
11 January 2018 (7.30 - 8.15 pm)**

Present:

COUNCILLORS

Conservative Group	Robby Misir (Chairman), Philippa Crowder, Melvin Wallace, Roger Westwood and Michael White
Residents' Group	Stephanie Nunn and Reg Whitney
East Havering Residents' Group	Linda Hawthorn and Alex Donald
UKIP Group	Phil Martin
Independent Residents Group	Graham Williamson

Councillors Joshua Chapman and David Durant were present for part of the meeting.

All decisions were taken with no votes against.

The Chairman reminded Members of the action to be taken in an emergency.

357 DISCLOSURE OF INTERESTS

No interests were declared at the meeting.

358 MINUTES

The minutes of the meeting held on 21 December 2017 were agreed as a correct record and signed by the Chairman.

359 P1316017 - 24 PRINCES ROAD, ROMFORD

The proposal before Members sought planning permission for the conversion of the existing dwelling into a 5 bedroom, 5 person *house in multiple occupation* (HMO).

The application site was a two storey semi-detached dwelling with an attached garage. The surrounding area was predominantly residential in

character and included a mix of mainly semi-detached and terraced properties.

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

The objector commented on the residential nature of the area and how it was inappropriate for a HMO. It was mentioned that five people living in the property would be excessive and it would have an impact on refuse arrangements. It was indicated that the proposal would result in increased car parking pressure. The Committee was informed that the property was not suited for such a conversion.

In response the applicant indicated that the parking requirement was 2.5 car parking spaces which could be mitigated lower on the grounds that additional storage space could be provided elsewhere and the availability of more transport facilities. The Committee was informed that the garage intended for cycle storage to accommodate 4 bicycles could be altered on the site to achieve a third parking space.

The applicant also contended that the proposal would not impact on neighbours in terms of refuse, noise and footfall. It was also stated that the property was a short walk from the city centre and the nearest bus stop.

With its agreement Councillor Joshua Chapman addressed the Committee.

Councillor Chapman commented the conversion of the property would have an impact on the day to day life of neighbouring residents. It was stated that the proposal was inappropriate, had inadequate parking arrangements and there would also be inadequate amenities for residents of the property. The Committee was informed that the property was wholly unsuitable for an HMO.

It was **RESOLVED** that planning permission be refused as per officer recommendation.

360 **P0995.17 - THE REFUSE CONTAINER, RAINHAM**

The proposal before Members detailed an application for the permanent retention of the jetty, associated infrastructure together with a change of use to allow continued use in association with the landfill and use in association with the Rainham Lagoons restoration project as a marine logistics hub in perpetuity.

Members noted that the application had been called-in by Councillor David Durant for a full explanation of its implications in respect of future plans for the area and to ensure the matter had been referred to and considered by the relevant 'regeneration' Council department.

With its agreement Councillor Durant addressed the Committee.

Councillor Durant commented that the application was another attempt to extend the landfill operations. Councillor Durant commented that there was not enough information in the report such as the blue transport link in the future and who would operate the site. Councillor Durant concluded by commenting that any attempt to extend the landfill operation would impact on the conservation park in the area.

During the debate Members sought clarification on the plan to convert the premises for leisure purposes following completion of the landfill. Further information on the development was sought including a detailed intention of the regeneration programme for the area.

The report recommended that planning permission be granted however following a motion to defer it was **RESOLVED** that the application be deferred to enable the following information be sought from the applicant.

- Why the applicant was seeking to add a marine based logistics at this time when the landfill had a further 9 years to operate.
- Once the silt lagoons restoration was completed, what was the intended marine logistics use of the jetty.
- Further explanation of marine based logistics – type of material to be brought on/exported, likely destination/origin for materials brought on/exported, better indication of volumes.
- Based on the above, how realistic was it that a leisure use as part of future multi use of the jetty with marine logistics could be successfully operated? Information on type of leisure use that could be accommodated and how it could operate? Why would there be no conflict?

361 **P1603.17 - LEXINGTON WAY GARAGE BLOCK, LEXINGTON WAY, UPMINSTER**

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, by 11 May 2018, entering into a Deed of Variation under Section 106A of the Town and Country Planning Act 1990 (as amended) to vary the unilateral undertaking completed on 31 March 2016 in respect of planning permission P1419.15 by varying the definition of Planning Permission which shall mean planning permission P1419.15 as originally granted or P1603.17.

Save for the variation set out above and necessary consequential amendments the unilateral undertaking dated 31 March 2016 and all recitals, terms, covenants and obligations in the said unilateral undertaking dated 31 March 2016 would remain unchanged.

In the event that the Deed of Variation was not completed by such date then the application should be refused.

The Developer/Owner shall furthermore pay the Council's reasonable legal costs in association with the preparation of the agreement, irrespective of whether the unilateral undertaking was completed.

That the Assistant Director of Development be authorised to arrange for the completion of a unilateral undertaking to secure the above and upon completion of that unilateral undertaking, grant planning permission subject to the conditions as set out in the report.

That staff 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.

362 **P1619.17 - DUNELM ROMFORD, EASTERN AVENUE WEST, ROMFORD, RM7 7JN**

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

Chairman