

**MINUTES OF A MEETING OF THE
REGULATORY SERVICES COMMITTEE
Havering Town Hall, Main Road, Romford
15 March 2018 (7.30 - 9.30 pm)**

Present:

COUNCILLORS: 11

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

Residents' Group Stephanie Nunn and Reg Whitney

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

UKIP Group Phil Martin

**Independent Residents
Group** Graham Williamson

An apology for absence was received from Councillor Michael White.

+Substitute member: Councillor Steven Kelly (for Michael White).

Councillors Robert Benham, Brian Eagling, David Durant and Michael Deon Burton were also present for part of the meeting.

20 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.

384 MINUTES

The minutes of the meeting held on 22 February 2018 were agreed as a correct record and signed by the Chairman.

385 P1749.17 - 86 STATION LANE, HORNCHURCH

The proposal before members sought consent for a part single/part two storey side extension and a single storey rear extension for the conversion

of the existing building to create 5 self-contained flats, together with a single parking space, cycle storage and a refuse and recycling store.

In accordance with the public speaking arrangements the Committee was addressed by an objector and without a response by the applicant.

The objector commented that she was a secure tenant as the premises and that if planning permission was granted she would be left homeless. The objector also commented that there was no fire escape at the premises and that there was only one narrow staircase within the premises. The objector concluded by commenting that the application only proposed the provision of 1 parking space and that a pedestrian had previously been knocked down by a vehicle on the premises.

During the debate Members sought and received clarification on issues of parking provision at the premises and the surrounding area.

The report recommended that planning permission be approved however following a motion to defer that was carried by 10 votes to 0 with 1 abstention it was **RESOLVED** that consideration of the report be deferred to allow officers to:

Clarify with the applicant whether there was any scope for additional off street parking to the front of the property.

Seek resolution of the deficiency in the size of one of the bedrooms.

To undertake a parking survey in the surrounding streets to understand the extent to which there was capacity for on street parking (with Highway's input).

Councillor Donald abstained from voting.

386 **P1947.17 - 1 STATION ROAD, HAROLD WOOD**

The proposal before members was for the demolition of the existing building and the erection of a new block comprising of 3 retail units at ground floor and 6 two-bedroom flats above.

With its agreement Councillor Brian Eagling addressed the Committee.

Councillor Eagling commented that he supported officer's recommendation for approval as the site was currently in a poor condition and that the proposal would enhance the area whilst also providing additional homes.

Members noted that the proposal qualified for a Mayoral CIL contribution of £11,674 and **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 obligations:

- A financial contribution of £24,000 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.
- Save for the holder of blue badges that the future occupiers of the proposal would be prohibited from purchasing residents or business parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

That, if by 15 June 2018 the legal agreement had not been completed, the Assistant Director of Development was delegated authority to refuse planning permission.

That the Assistant Director of Development 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.

387 P1845.17 - 87 NORWOOD AVENUE

The proposal before Members was to convert a single dwelling into two self-contained flats. The scheme would include a first floor rear extension in order to provide a kitchen.

This proposal was put before Members as the application has been made by a Councillor.

Members also noted that the application had also been called in by Councillor Robert Benham for the following reasons:

- Not in keeping with the area.
- Reducing the provision of family housing.
- Would present added strain on public services and local amenities.
- Detrimental impact on parking.

With its agreement Councillor Robert Benham addressed the Committee.

Councillor Benham re-iterated the points raised above.

It was **RESOLVED** that planning permission be granted subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 8 votes to 2 with 1 abstention.

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

Councillor Crowder abstained from voting.

388 P1242.17 - BEAM PARK, NEW ROAD, RAINHAM

The report before Members detailed a cross boundary hybrid application (part outline, part detailed) for a total of 2,900 dwellings within Havering and the London Borough of Barking and Dagenham on a site of total area of 31.54 ha. Within Havering the application proposed the erection of 733 dwellings comprising 137 houses and 596 apartments on land known as Beam Park to the east and west of Marsh Way, south of the A1306. Phase 1 of the development would deliver 536 dwellings, a new local centre based around a new railway station, up to 4,110 sq.m of other support uses including commercial floorspace and a 1,500 sqm health centre and community facilities. Phase 1 would also provide the site for a new 3 form of entry primary school with communal sports facilities plus extensive areas of open space and landscaping including a new park either side of the River Beam and a linear parkway along New Road.

With its agreement Councillors Michael Deon Burton and David Durant addressed the Committee.

Councillor Burton commented that as things stood there was currently no school provider in place and the station did not exist. Councillor Burton also commented that Councillors sitting on the Rainham, Wennington and South Hornchurch Working Party had been promised a garden suburb during consultations with the developers however the proposed development was more of a flatted high density development. Councillor Burton concluded that the proposed blocks were taller than had been promised, was an overdevelopment of the site and was not fit for purpose.

Councillor Durant commented that the proposal was a contradiction to the Local Plan and that no consideration had been given to the possibility of the Rainham to Belvedere river crossing that may be introduced in the future. Councillor Durant also commented that the Council needed to approach the Mayor for London's office to determine to ascertain which of the river crossing options were to be taken forward as there would be increased

traffic and greater air pollution to future residents if the Rainham to Belvedere option was chosen.

During the debate Members sought and received clarification on a number of points within the report including nomination rights, parking provision and future medical provision.

The report recommended that planning permission be approved however following a motion to defer consideration of the report it was **RESOLVED** that consideration be deferred to allow officers to look at/discuss with the applicant:

School provision: the committee were concerned that new provision would not be enough to meet the needs of the development alongside other committed development within the area. Further detail needed.

Height: didn't meet the Rainham and Beam Park Planning Framework. Could it be reduced?

Affordable housing: clarity on nomination rights and tenure

Health facility: CCG had allegedly said that the facility would only be available to Havering residents. Need to check this along with what facilities would be available for LBBD residents if the facility was only for Havering residents.

Parking: could this be increased?

The vote for the resolution to defer consideration of the report was carried by 6 votes to 5.

Councillors Hawthorn, Nunn, Whitney, Kelly, Martin and Williamson voted for the motion to defer.

Councillors Misir, Wallace, Crowder, Westwood and Donald voted against the motion to defer.

389 **P1020.17 - 60 ST MARYS LANE, UPMINSTER - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW RESIDENTIAL BLOCK COMPRISING OF FOUR APARTMENTS**

The Committee considered the report noting that the proposed development qualified for a mayoral CIL contribution of £7,800 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 obligations:

- A financial contribution of £18,000 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.
- Save for the holder of blue badges that the future occupiers of the proposal will be prohibited from obtaining or purchasing residents or business parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

That, if by 15 June 2018 the legal agreement had not been completed, the Assistant Director of Development was delegated authority to refuse planning permission.

That the Assistant Director of Development 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.

390 **P1463.17 - 78-80 STRAIGHT ROAD, ROMFORD - PROPOSED ERECTION OF AN APARTMENT BLOCK COMPRISING 19 NO. UNITS PLUS CAR PARKING, LANDSCAPING AND ASSOCIATED DEVELOPMENT**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £29,300 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 obligations.

- A financial contribution of £75,665 towards affordable housing to be paid in three stages; first payment on commencement, second payment at the completion of the 5th unit and third payment on the completion of the 17th unit.
- A financial contribution of £114,000 to be paid prior to the commencement of the development, to be used for educational purposes in accordance with the Policies DC29 and DC72 of the LDF

Core Strategy and Development Control Policies Development Plan Document.

- A review of the viability of the development if not commenced within two years of the date of the permission to assess whether there had been any improvement in market conditions such that affordable housing could be provided on site or an additional financial contribution towards the provision of affordable housing off-site in accordance with LDF Core Strategy and Development Control Policies Development Plan Policies DC6 and DC72.
- 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 its completion irrespective of whether the obligation was completed.
- The payment of the appropriate planning obligations monitoring fee prior to the completion of the obligation.
- Greater London Council (General Powers) Act 1974; S16 - Restrictions on Parking Permits - Not to sell, lease, let or otherwise dispose of any dwelling unit or permit any occupation of any dwelling unit without first imposing in the relevant transfer lease, letting or occupation document a term preventing any owner or occupier of any dwelling unit from applying to the Council for a residents parking permit for the area within which the proposed development was situated.

That, if by 15 September 2018 the legal agreement had not been completed, the Assistant Director of Development was delegated authority to refuse planning permission.

That the Assistant Director of Development 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.

391 **P0485.17 - 123 VICTORIA ROAD - THE DEMOLITION OF A REDUNDANT JOINERY WORKSHOP AND STORE AND THE CONSTRUCTION OF A TERRACE OF FOUR 2 BEDROOM HOMES**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £500 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 obligations and that if by 22 June 2018 the legal agreement had not been completed, the Assistant Director of Development was delegated authority to refuse planning permission.

- A financial contribution of £24,000 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 of the agreement.
- Save for the holder of blue badges that the future occupiers of the proposal will be prohibited from purchasing residents or business parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.

That the Assistant Director of Development 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.

392 **P0096.15 - REAR OF 143 NORTH STREET - DEMOLITION OF THE EXISTING BUILDINGS AND CONSTRUCTION OF 40 FLATS IN TWO BLOCKS WITH PARKING AND LANDSCAPING**

The Committee considered the report noting that the proposed development qualified for a Mayoral CIL contribution of £55,080 and without debate **RESOLVED** that option B be agreed which read as follows:

That the proposal was considered to be 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 to be paid prior to the commencement of the development, to be used for educational purposes in accordance with Policy DC72 of the LDF Core Strategy and Development Control Policies Development Plan Document.

- A viability review mechanism for affordable housing to be secured through a S106 legal agreement. Such review to be triggered if the scheme had not reached slab level on at least 20 plots within two years of consent being granted.
- 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 its completion irrespective of whether the obligation was completed.
- The payment of the appropriate planning obligations monitoring fee prior to the completion of the obligation.

That, if by 15 June 2018 the legal agreement had not been completed, the Assistant Director of Development was delegated authority to refuse planning permission.

That the Assistant Director of Development be authorised to enter into a legal agreement to secure the above and upon completion of that agreement to grant planning permission subject to the planning conditions as set out in the report.

Chairman