

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE**
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
19 July 2018 (7.30 - 8.22 pm)

Present:

COUNCILLORS

Conservative Group	Jason Frost, Robby Misir, Maggie Themistocli and Melvin Wallace (Chairman)
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill (Vice-Chair)

An apology was received for the absence of Councillor Ray Best. + Councillor Robbie Misir substituted for Councillor Best.

Councillor Christine Smith was also present at the meeting.

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

4 DISCLOSURE OF INTERESTS

No interest was disclosed at the meeting.

5 MINUTES

The minutes of the meeting held on 4 July 2018 were agreed as correct records and signed by the Chairman with the following amendment:

Minute No. 2, St George's Hospital, Suttons Lane, Hornchurch refers: That the condition of building report be circulated to members.

6 NEOPOST HOUSE, SOUTH, STREET, ROMFORD - 3 X NEW RESIDENTIAL BUILDINGS AND EXTENSION TO EXISTING BUILDING TO PROVIDE 122 UNITS AND NEW GP SURGERY

The Committee received a presentation from Mr Michael Watson (Galliard Homes), Martin Herbert (WYG) and Robert Hirschfield (Robert Hirschfield Architects).

Members of the Committee then questioned the presenters and raised issues for further consideration prior to submission of a planning application.

The main issues raised were:

- The need to ensure that there are adequate provisions in place for the ongoing maintenance of the open space.
- Whether the proposal at the density proposed was appropriate.
- Whether the proposal delivered the appropriate mix of dwelling sizes particularly given the Local Plan need for 3 bed units.
- The level of car parking was important given that there was little increase over that to be provided with the office to residential conversion.
- Affordable housing should be offered to the Council as provider.
- Concern over poor the outlook over the adjacent B&Q site.
- Concern over the amount of amenity space for the number of units.
- Concern that the layout may be cramped with buildings too close to one another.
- Important that any submitted application included a full sunlight assessment.
- Important that the Clinical Commissioning Group were on board and supportive of the doctors surgery provision before any application was submitted.
- Important that restriction on ability of future occupiers from obtaining parking permits was considered.
- Consideration should be given to increasing the amount of affordable housing to meet the Mayors target of 35%.

The Committee noted the presentation.

- 7 **MARSHALLS PARK SCHOOL, PETTITS LANE, ROMFORD - DEMOLITION OF SINGLE STOREY FORMER YOUTH CENTRE BLOCK AND ERECTION OF PART SINGLE STOREY AND PART TWO STOREY TEACHING BLOCK WITH ASSOCIATED EXTERNAL WORKS AND CAR PARKING ADAPTATIONS TO ALLOW 2 FORM ENTRY EXPANSION TO EXISTING SCHOOL**

It was **RESOLVED** that planning permission be granted.

Chairman

