



# Haverling

LONDON BOROUGH

## STRATEGIC PLANNING COMMITTEE AGENDA

7.30 pm

Thursday  
13 September 2018

Council Chamber,  
Town Hall, Main Road,  
Romford RM1 3BD

Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
( 4 )**

Ray Best  
Jason Frost  
Maggie Themistocli  
Melvin Wallace (Chairman)

**Residents' Group  
( 1 )**

Reg Whitney

**Upminster & Cranham  
Residents' Group  
( 1 )**

Linda Hawthorn

**Independent Residents  
Group  
( 1 )**

Graham Williamson

**Labour Group  
( 1 )**

Keith Darvill (Vice-Chair)

**For information about the meeting please contact:  
Taiwo Adeoye 01708 433079, Richard Cursons 01708 432430 or Victoria Freeman 01708  
433862**

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[victoria.freeman@onesource.co.uk](mailto:victoria.freeman@onesource.co.uk)**

**To register to speak at the meeting please call 01708 433100  
Before 5.00pm on Tuesday 11 September 2018**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

#### **Development presentations**

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

#### **Applications for decision**

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee during the meeting.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

**4 MINUTES** (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 16 August 2018 and to authorise the Chairman to sign them.

**5 DEVELOPMENT PRESENTATION - ST. GEORGE'S HOSPITAL, SUTTONS LANE, HORNCHURCH** (Pages 5 - 14)

**6 APPLICATIONS FOR DECISION**

## **Applications for Decision**

### **Introduction**

1. In this part of the agenda are reports on strategic planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

#### Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
  - London Plan March 2016
  - Core Strategy and Development Control Policies (2008)
  - Site Allocations (2008)
  - Romford Area Action Plan (2008)
  - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or

- 7      **P1241.17 - 35-43 NEW ROAD, RAINHAM, SOUTH HORNCHURCH** (Pages 15 - 28)
- 8      **P0835.18 - THE ALBANY SCHOOL, BROADSTONE ROAD** (Pages 29 - 40)
- 9      **P1156.18 - THE ALBANY SCHOOL, BROADSTONE ROAD** (Pages 41 - 52)

**Andrew Beesley**  
**Head of Democratic Services**