

Havering Council – Decisions taken by the Strategic Planning Committee on Thursday, 8 November 2018

Agenda Item No	Topic	Decision
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Note: this decision list is for guidance only. The text of the minutes, which may be different, is definitive.

Part A – Items considered in public

A1	DISCLOSURE OF INTERESTS	There were no disclosures of interest.
A2	MINUTES	The minutes of the meeting of the Committee held on 11 October 2018 were agreed as a correct record and signed by the Chairman.
A3	PE00414/18 - 22-44 NORTH STREET ROMFORD - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2-TIERED BUILDINGS TO PROVIDE 95 RESIDENTIAL AND 3 COMMERCIAL UNITS	<p>The Committee received a developer presentation from Lexus Planning</p> <ul style="list-style-type: none"> • The revised proposed scheme ranged in height from 6 to 12 storeys, and provided 95 residential units, and approximately 373 sq. m of commercial floor space • The revised scheme proposed 62 private and 33 affordable residential units • The revised scheme would essentially be car-free, with the provision of 10 flexible use disabled spaces, which could also be utilised for a car club; vehicular access to the site was from The Mews to the east. • Amenity space for the development would be created through the provision of a communal garden at level 5 of the lower building to the south, as well as private terraces and balconies. <p>Members raised the following issues:</p> <ul style="list-style-type: none"> • Whether comparison to buildings nearby which were outside of the Conservation Area was disingenuous • What the justification was for the proposed height, why so high? • Density of scheme. Why so high and dense?

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		<ul style="list-style-type: none"> • Consultation with the Church. What consultation had been undertaken? This should include the Civic Society • The principle of the car club was welcomed • The developer was invited to engage in the Romford Masterplan process
A4	PE/00492/18, PE/00508/18 AND PE/00507/18 - JOINT VENTURE THE LONDON BOROUGH OF HAVERING AND WATES RESIDENTIAL	<p>The Committee received a developer presentation from Kate Ives of Wates Residential.</p> <p>The 12 estates programme sought to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years. Wates were chosen as a development partner following a competition process which ran throughout 2017. Following the competition process the appointment of Wates as a development partner was approved by cabinet in January 2018.</p> <p>Councillor David Durant addressed the Committee.</p> <p>Members raised the following issues:</p> <ul style="list-style-type: none"> • What green initiatives would be included in the scheme? Consider innovative recycling and refuse storage. • Whether there would be local marketing to Havering residents • Use of shared ownership within the tenure mix.
A5	P1701.17 - LAND AT RAINHAM BROADWAY - THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF 57 HOMES COMPRISING A MIX OF 22 HOUSES AND 35 APARTMENTS WITH ASSOCIATED ACCESS ROADS, PARKING, HARD	<p>Councillor David Durant addressed the Committee.</p> <p>The Committee considered the report and RESOLVED to GRANT PLANNING PERMISSION subject to the conditions as set out in the report.</p> <p>Councillors Hawthorn, Whitney and Williamson voted against the resolution.</p>

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	SURFACING, LANDSCAPING, BOUNDARY TREATMENTS, REFUSE STORES, AN ELECTRICAL SUBSTATION AND MEANS OF ACCESS TO AND FROM BROADWAY	
A6	QUARTERLY PLANNING PERFORMANCE UPDATE REPORT	The Committee considered the report and NOTED its contents.
A1		
A2		