

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
8 November 2018 (7.30 - 9.30 pm)**

**Present:**

**COUNCILLORS 8**

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

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

Councillors David Durant, Ray Morgon, John Mylod and Paul McGeary were  
also present for the meeting.

There were 25 members of the public present for the meeting.

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

Unless otherwise indicated all decisions were taken with no votes against.

**26 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**27 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.

**28 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**

The Committee received a developer presentation from Lexus Planning

- 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.

Members raised the following issues:

- 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?
- 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

**29 PE/00492/18, PE/00508/18 AND PE/00507/18 - JOINT VENTURE THE LONDON BOROUGH OF HAVERING AND WATES RESIDENTIAL**

The Committee received a developer presentation from Kate Ives of Wates Residential.

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.

Councillor David Durant addressed the Committee.

Members raised the following issues:

- 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.

30     **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 SURFACING, LANDSCAPING, BOUNDARY TREATMENTS, REFUSE STORES, AN ELECTRICAL SUBSTATION AND MEANS OF ACCESS TO AND FROM BROADWAY**

Councillor David Durant addressed the Committee.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

Councillors Hawthorn, Whitney and Williamson voted against the resolution.

31     **QUARTERLY PLANNING PERFORMANCE UPDATE REPORT**

The Committee considered the report and **NOTED** its contents.

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**Chairman**