

## Havering Council – Decisions taken by the Strategic Planning Committee on Thursday, 7 February 2019

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

<b>A1</b>	DISCLOSURE OF INTERESTS	
<b>A2</b>	MINUTES	
<b>A3</b>	PE/00414/18 - 22-44 NORTH STREET ROMFORD	<p>The Committee received a developer presentation from Alasdair Buckle of nexus Planning and Adam Johnson of Assael Architecture.</p> <p>The latest revised scheme ranged in height from 6 to 9 storeys, providing 77 residential units, and approximately 382 sq. m of commercial floor space.</p> <p>The main issues raised by Members for further consideration prior to submission of a planning application were:</p> <ul style="list-style-type: none"> <li>• Height reduction welcomed.</li> <li>• Affordable Housing: need to understand the basis of the offer and the trade-offs being made e.g.; height vs unit numbers vs viability.</li> <li>• Parking: need to understand the basis the car parking proposals in more detail. What was the anticipated level of demand for parking?</li> <li>• The submission should demonstrate why the proposals would not dominate the Church or the Market Place</li> <li>• Quality of tree planting and public realm to the rear of the site was really important</li> </ul>
<b>A4</b>	PE/00507/18 - NEW PLYMOUTH AND NAPIER, NEW ROAD, RAINHAM	<p>The Committee received a developer presentation from Rebecca Taylor of JTP Architects and additional responses from Lia Silva of Wates Residential.</p> <p>The proposal was to demolish the existing buildings and structures on the site and construct a residential development currently proposed to comprise the following:</p>

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		<ul style="list-style-type: none"> <li>• Three distinct blocks of varying heights (between 3/4/5/7/9/10 storeys)</li> <li>• 197 homes proposed providing 64% affordable and 36% market housing.</li> <li>• 92 car parking spaces below a podium level</li> <li>• 381 cycle parking spaces</li> <li>• Significant amenity provision including three courtyard gardens</li> <li>• New open space with cycle link.</li> <li>• New opportunities for play space within all planned green spaces</li> <li>• Enhanced for sustainability and biodiversity.</li> </ul> <p>The main issues raised by Members for further consideration prior to the submission of a planning application were:</p> <ul style="list-style-type: none"> <li>• Reassurances sought that the development would be secure/become gated.</li> <li>• Charging points needed to be robust to prevent vandalism.</li> <li>• Daylight and sunlight details were still needed.</li> <li>• Invite amendments to height to redistribute the units.</li> <li>• Opportunity for increased family unit provision.</li> <li>• A strong traffic/parking management plan was needed.</li> <li>• A survey was needed of existing/former residents to establish their parking needs, detail of that is invited with the submission.</li> <li>• Opportunity to add/create social value through the scheme.</li> </ul>
<b>A5</b>	PE/00508/2018 - SUNRISE, SERENA HOUSE	The Committee received a developer presentation from Rebecca Taylor of JTP Architects and additional responses from Lia Silva of Wates Residential.

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		<p>The proposal is to demolish the existing buildings and structures on the site and construct a residential development to provide for the specific needs of residents over the age of 55 currently proposed to comprise the following:</p> <ul style="list-style-type: none"> <li>• 5 blocks of varying heights (between 3/4/5/6/8/10 storeys)</li> <li>• 178 new homes proposed providing 26% affordable housing and 69% private housing.</li> <li>• 91 car parking spaces, including dedicated cycle/scooter storage.</li> <li>• Dedicated laybys for drop off and emergency vehicles</li> <li>• All units would be oversized i.e. they would meet the larger minimum standards required for wheelchair units and would consist of 1 and 2 bed dwellings – designed to attract elderly ‘downsizers’.</li> <li>• Biodiversity enhancements through new planting</li> <li>• Community space to facilitate interaction among residents</li> </ul> <p>The main issues raised by Members for further consideration prior to the submission of a planning application were:</p> <ul style="list-style-type: none"> <li>• Security of mobility scooters and whether they could fit into the lift</li> <li>• Charging points for scooters. Who funded that?</li> <li>• Assurance was needed about the security of the site and how the scheme would meet Designing out Crime advice.</li> <li>• Manoeuvrability of the site for Dial-a-Ride.</li> <li>• Opportunity to improve the public transport connectivity into the site. Important to explore given level of car parking provision.</li> <li>• Bus lay-by opportunity. A joint effort was needed for public transport investments.</li> </ul>

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		<ul style="list-style-type: none"> <li>• Need to understand in more detail the relationship to Uphaving House.</li> <li>• Detail sought regarding the management of the site during construction (both building activity and traffic associated).</li> <li>• Need to include details of the Parking Management Strategy.</li> <li>• Can large vehicles use the road easily enough as it was a narrow road?</li> <li>• Environmental credential of the scheme.</li> </ul>
A6	P1698.18 - HALL MEAD SCHOOL - PARTIAL DEMOLITION AND REDEVELOPMENT OF SCHOOL TO PROVIDE A NEW THREE STOREY SCHOOL BUILDING, ACTIVITY STUDIO, EXTENSION TO EXISTING CHANGING ROOMS, THREE COURT MULTI-USE GAMES AREA, LANDSCAPING AND PARKING IMPROVEMENTS.	<p>In accordance with the public participation rules the Committee was addressed by an objector with a response by the applicant's agent.</p> <p>The Committee considered the report and <b>RESOLVED</b> that <b>PLANNING PERMISSION BE GRANTED</b> subject to the conditions as set out in the report. Also to amend the lighting condition to require provision of lighting sensors within the extension itself.</p>
A1		
A2		