

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
7 February 2019 (7.30 - 10.15 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Jason Frost (Chairman), +John Mylod, +Viddy Persaud and Maggie Themistocli
<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)

Apologies were received for the absence of Councillors Ray Best and Timothy Ryan.

+Substitute Members: Councillor John Mylod (for Ray Best) and Councillor Viddy Persaud (for Timothy Ryan).

All decisions were taken with no votes against.

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

**43 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**44 MINUTES**

The minutes of the meeting of the Committee held on 10 January 2019 were agreed as a correct record and signed by the Chairman.

45     **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.**

In accordance with the public participation rules the Committee was addressed by an objector with a response by the applicant's agent.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** 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.

46     **PE/00414/18 - 22-44 NORTH STREET ROMFORD**

The Committee received a developer presentation from Alasdair Buckle of nexus Planning and Adam Johnson of Assael Architecture.

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.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Height reduction welcomed.
- Affordable Housing: need to understand the basis of the offer and the trade-offs being made e.g.; height vs unit numbers vs viability.
- Parking: need to understand the basis the car parking proposals in more detail. What was the anticipated level of demand for parking?
- The submission should demonstrate why the proposals would not dominate the Church or the Market Place
- Quality of tree planting and public realm to the rear of the site was really important

47     **PE/00507/18 - NEW PLYMOUTH AND NAPIER, NEW ROAD, RAINHAM**

The Committee received a developer presentation from Rebecca Taylor of JTP Architects and additional responses from Lia Silva of Wates Residential.

The proposal was to demolish the existing buildings and structures on the site and construct a residential development currently proposed to comprise the following:

- Three distinct blocks of varying heights (between 3/4/5/7/9/10 storeys)

- 197 homes proposed providing 64% affordable and 36% market housing.
- 92 car parking spaces below a podium level
- 381 cycle parking spaces
- Significant amenity provision including three courtyard gardens
- New open space with cycle link.
- New opportunities for play space within all planned green spaces
- Enhanced for sustainability and biodiversity.

The main issues raised by Members for further consideration prior to the submission of a planning application were:

- Reassurances sought that the development would be secure/become gated.
- Charging points needed to be robust to prevent vandalism.
- Daylight and sunlight details were still needed.
- Invite amendments to height to redistribute the units.
- Opportunity for increased family unit provision.
- A strong traffic/parking management plan was needed.
- A survey was needed of existing/former residents to establish their parking needs, detail of that is invited with the submission.
- Opportunity to add/create social value through the scheme.

#### **48 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.

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:

- 5 blocks of varying heights (between 3/4/5/6/8/10 storeys)
- 178 new homes proposed providing 26% affordable housing and 69% private housing.
- 91 car parking spaces, including dedicated cycle/scooter storage.
- Dedicated laybys for drop off and emergency vehicles
- 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’.
- Biodiversity enhancements through new planting
- Community space to facilitate interaction among residents

The main issues raised by Members for further consideration prior to the submission of a planning application were:

- Security of mobility scooters and whether they could fit into the lift
- Charging points for scooters. Who funded that?
- Assurance was needed about the security of the site and how the scheme would meet Designing out Crime advice.
- Manoeuvrability of the site for Dial-a-Ride.
- Opportunity to improve the public transport connectivity into the site. Important to explore given level of car parking provision.
- Bus lay-by opportunity. A joint effort was needed for public transport investments.
- Need to understand in more detail the relationship to Uphaving House.
- Detail sought regarding the management of the site during construction (both building activity and traffic associated).
- Need to include details of the Parking Management Strategy.
- Can large vehicles use the road easily enough as it was a narrow road?
- Environmental credential of the scheme.

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**Chairman**