

**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
28 March 2019 (7.30 - 9.00 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	+Philippa Crowder, Jason Frost (Chairman), Timothy Ryan 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)

An apology for absence was received from Councillor Ray Best.

+Substitute members: Councillor Philippa Crowder (for Ray Best).

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

**56 DISCLOSURE OF INTERESTS**

Councillor Jason Frost disclosed an interest in planning application P1863.18.

Councillor Frost disclosed that he was a governor of Royal Liberty School and therefore would absent himself from consideration of the item and during the vote.

Councillor Frost left the chamber during consideration of the item and took no part in the voting.

**57 MINUTES**

The minutes of the meeting of the Committee held on 28 February 2019 were agreed as a correct record and signed by the Chairman.

58     **PE/00977/2018 - ROM VALLEY WAY RETAIL PARK/SEEDBED CENTRE**

The Committee received a developer presentation from Tom Vernon, Laurence Martin and Myshkin Clarke-Hall

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

- Further detail sought on the number of residential units proposed, the unit mix and their tenure
- Early engagement with the existing business occupiers of the Seedbed Centre and retail buildings is encouraged
- Further detail invited on the amount of existing employment floorspace on the site and the number of jobs it supports
- A keenness to see employment space and jobs retained on site
- A keenness to see food use(s) retained on site together with community space
- Exploring the impact of the development upon the highway network
- Consider the access and egress arrangements
- Consider/address the connections between the site and the town centre, particularly pedestrian connections
- Opportunity to improve bus connections
- Include Romford Civic Society in any community consultation
- The opportunity to open up the River Rom should be explored
- Ensure the density was appropriate to site context
- Consider key worker housing given the proximity to the hospital and the recruitment difficulties the Trust had
- Explore whether there was any potential to work with the Trust to relocate the Emergency Care Centre from the hospital site

59     **P0156.19 - VEOLIA RAINHAM LANDFILL - CONSTRUCTION OF NEW LANDFILL SITE ACCESS; ERECTION OF WEIGHBRIDGES AND WEIGHBRIDGE OFFICES, WHEEL WASH, STORAGE CONTAINERS, WEIGHBRIDGE CAR PARK; ERECTION OF ADDITIONAL LANDFILL SITE OFFICES AND STORAGE CONTAINERS, AND CONSTRUCTION OF NEW CAR PARK ACCESS.**

Councillor David Durant addressed the Committee.

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

The vote for the resolution was carried by 7 votes to 0 with 1 abstention.

Councillor Ryan abstained from voting.

As part of the debate, the Chairman asked whether a briefing/note could be prepared for the Environment Overview & Scrutiny Sub-Committee, with a view to the Chairman of that Sub-Committee taking a report on the operation of the landfill and the planning controls in place to regulate it.

- 60    **P1863.18 - ROYAL LIBERTY SCHOOL - DEMOLITION OF THREE SINGLE STOREY OUTBUILDINGS ON THE WESTERN SITE BOUNDARY AND CONSTRUCTION OF A NEW TWO STOREY SPORTS HALL WITH ATTACHED ONE STOREY ONE-FORM ENTRY CLASSROOM BUILDING, A ROOF BALUSTRADE AND A CANOPY AND A TEMPORARY FOUR-STOREY CLASSROOM AND ONE-STOREY KITCHEN BLOCK WITH ASSOCIATED INFRASTRUCTURE AND REPAIR AND REFURBISHMENT WORKS TO HARE HALL AND ASSOCIATED INFRASTRUCTURE INCLUDING A SUBSTATION.**

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

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**Chairman**