



## STRATEGIC PLANNING COMMITTEE AGENDA

<b>7.30 pm</b>	<b>Thursday 18 July 2019</b>	<b>Council Chamber - Town Hall</b>
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Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
(4)**

Dilip Patel (Chairman)  
Timothy Ryan (Vice-Chair)  
Maggie Themistocli  
Ray Best

**Residents' Group  
(1)**

Reg Whitney

**Upminster & Cranham  
Residents' Group  
(1)**

Linda Hawthorn

**Independent Residents  
Group  
(1)**

Graham Williamson

**Labour Group  
(1)**

Keith Darvill

**For information about the meeting please contact:**

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**To register to speak at the meeting please call 01708 433100  
by 16 July 2019**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

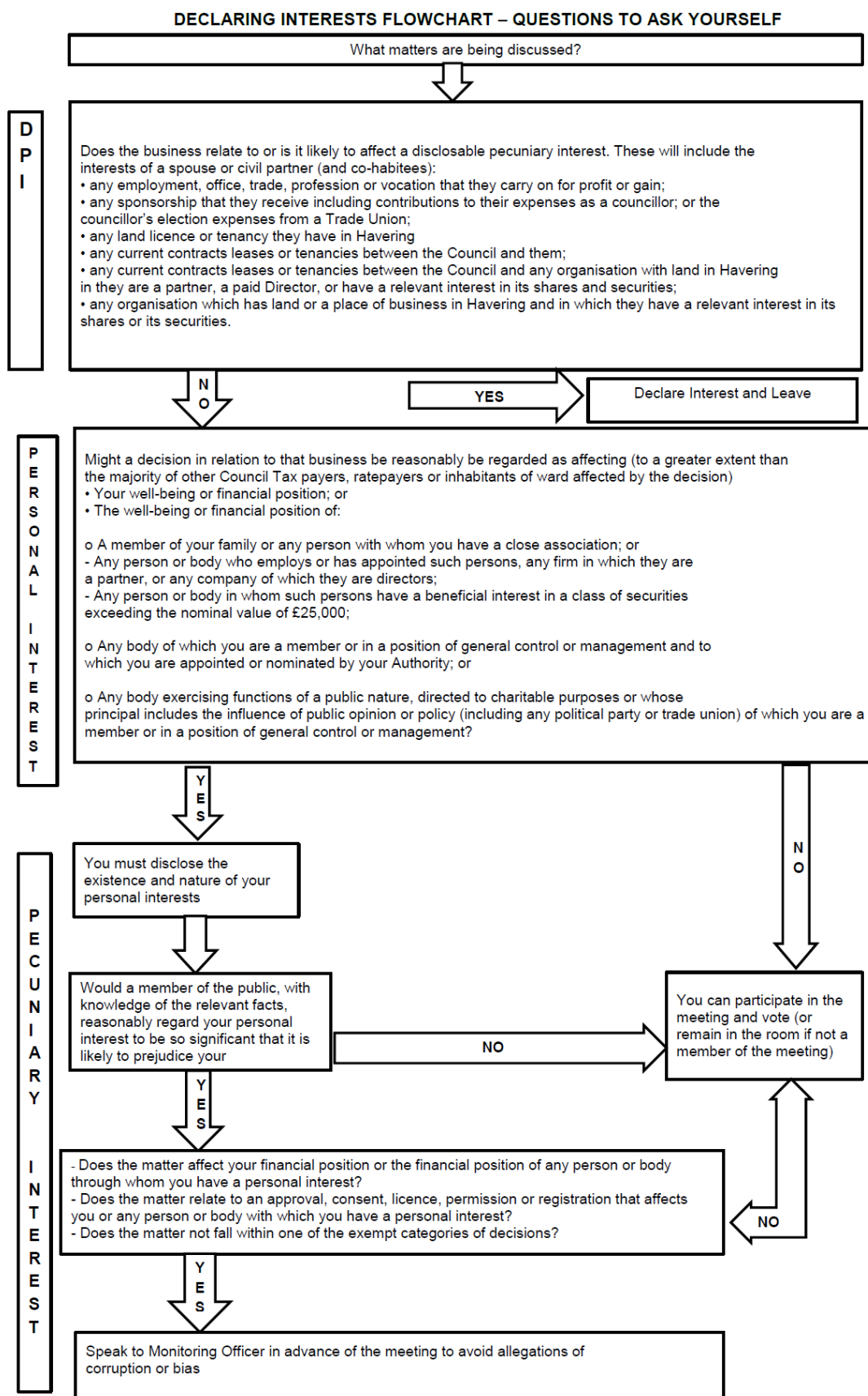
Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

#### **Development presentations**

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

#### **Applications for decision**

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee during the meeting.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

**4 MINUTES** (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on 27 June 2019 and to authorise the Chairman to sign them.

**5 DEVELOPMENT PRESENTATIONS** (Pages 3 - 4)

Report attached

**6 PE/00213/2017 - BRIDGE CLOSE, ROMFORD** (Pages 5 - 12)

Report attached

**Andrew Beesley**  
**Head of Democratic Services**

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**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber - Town Hall  
27 June 2019 (7.30 - 9.00 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	+John Crowder, Dilip Patel (Chairman), Timothy Ryan (Vice-Chair) 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

An apology for absence was received from Councillor Ray Best.

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

Councillors Philippa Crowder, Robby Misir and Nisha Patel were also present for parts of the meeting.

There were 15 members of the public and 1 press present for the meeting.

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

**69 DISCLOSURE OF INTERESTS**

No interest was disclosed at the meeting.

**70 MINUTES**

The minutes of the meeting of the Committee held on 16 May 2019 were agreed as a correct record and signed by the Chairman.

**71 PE/00064/19 - CORAL CAR PARK, LONDON ROAD, ROMFORD**

The Committee received a developer presentation from Freddie Heaf (BUJ+ Architects) with follow up questions answered by Matt McLean (Managing Director, Caerus Developments).

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

- Clarification sought on whether the existing trees around the perimeter of the site would be retained.
- Clarification was also sought on the amenity space strategy.
- The developer was invited to consider the level of car parking provision and whether the proposed provision would be appropriate given the low level of bus accessibility.
- The developer was also invited to consider whether the proposed unit types meet the borough's accommodation needs, notably family units.
- Further detail was sought on how the ground floor layout of the development takes into account designing out crime principles.
- Further details were sought on the width of the junction between London Road and Spring Gardens with regards site lines for vehicle access and egress to the site.

72     **P1292.15 - 23-55 NORTH STREET, ROMFORD**

Councillor Joshua Chapman addressed the Committee.

The Committee considered the report and following a motion **RESOLVED** on a vote of 5 to 2 with 1 abstention to **REFUSE PLANNING PERMISSION** on the grounds that:

The proposed development by reason of its poor quality of detailed design would result in an incongruous character and appearance that would be harmful to views in and out of the conservation area, detracting from the urban grain and visual amenity of the area; and would therefore fail to preserve or enhance the character and appearance of the Romford Conservation Area.

Councillors Patel, Hawthorn, Ryan, Themistocli and Whitney voted for the resolution.

Councillors Crowder and Darvill voted against the resolution.

Councillor Williamson abstained from voting.

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**Chairman**



## **Development Presentations**

### **Introduction**

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

### **Public speaking and running order**

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the main issues
  - b. Developer presentation (15 minutes)
  - c. Ward Councillor speaking slot (5 minutes)
  - d. Committee questions
  - e. Officer roundup

**Late information**

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.

 <b>Havering</b> LONDON BOROUGH	<b>Strategic Planning Committee</b> <b>18 July 2019</b>
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<b>Pre-Application Reference:</b>	<b>PE/00213/2017</b>
<b>Location:</b>	<b>BRIDGE CLOSE, ROMFORD</b>
<b>Ward:</b>	<b>ROMFORD TOWN</b>
<b>Description:</b>	<b>DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF UP TO 1070 HOMES, 3FE PRIMARY SCHOOL WITH ASSOCIATED NURSERY, HEALTH HUB, PEDESTRIAN/ CYCLE BRIDGE OVER RIVER ROM, VEHICULAR ACCESS TO WATERLOO ROAD, PUBLIC OPEN SPACE AREAS, RELOCATION ON-SITE OF THE HAVERING ISLAMIC CULTURAL CENTRE, EXISTING BUSINESSES AND RELOCATION OF AMBULANCE STATION OFF-SITE</b>
<b>Case Officer:</b>	<b>WILLIAM ALLWOOD</b>

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## **1 BACKGROUND**

- 1.1 This proposed development is being presented to enable Members of the Strategic Committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed development is a Joint Venture between the London Borough of Havering, and First Base and these proposals have been the subject of discussions since 2016, but latterly pre-application meetings with Officers have taken place on the 16<sup>th</sup> October 2018, and the 15<sup>th</sup> November 2018, with further meetings arranged as part of a Planning Performance Agreement. A pre-application meeting also took place with the Greater London Authority (GLA) on the 08<sup>th</sup> November 2018. Finally, these proposals were presented to the Councils' Quality Review Panel on the 10<sup>th</sup> December 2018 and the 20<sup>th</sup> June 2019.
- 1.3 Members may recall discussing these preliminary proposals at their Strategic Planning Committee meeting of the 10<sup>th</sup> January 2019, and raised the following issues:
- Ensure that suitable provision is made for the London Ambulance Service
  - Opportunity to maximise the River Rom frontage, make the most of the space
  - Ensure the riverside path is well lit to prevent anti-social behavior
  - The historical difficulties in connection with Havering Islamic Cultural Centre (HICC) relative to hours of use, vehicles attending it and the impact upon neighbours and whether it would be better to relocate

HICC away from the site in the knowledge of these pre-existing difficulties. Applicant invited to consider this further

- Need to understand what parking management strategy would be employed if HICC are accommodated on the site
- How will safe access across Waterloo Road be secured?
- School: how will the play space work?
- School: practicality of school pick up and drop off given the layout of the site. Invited to consider other options
- Sustainability credentials and environmental standards to be employed
- Waste disposal: the applicant is invited to approach that innovatively given the extent of the development and the town centre location
- Further detail on estate management
- How will flood risk be mitigated?

1.4 Members also requested that a site visit should be arranged to give examples of schools where stacked play space has been provided. In this regard, Members undertook an accompanied visit to 2no. Primary Schools in Kensington and Chelsea, and Southwark on the 04<sup>th</sup> April 2019.

## **2 PROPOSAL AND LOCATION DETAILS**

### **Initial Proposals**

2.1 These proposals are continuing to evolve as discussions continue, but the Development Brief as identified in accordance with the Joint Venture Business Plan states that the scheme should deliver the following:

- 1,070 new homes
- 3FE Primary school, with associated Pre-School Nursery
- Health Hub (1,662 sq.m)
- New pedestrian/cycle bridge over River Rom

- East-West connection with new crossing on Waterloo Road
- New public open spaces for local and wider community including space for children to play

2.2 The proposed pre-application enquiry subject to review is likely to be a hybrid application for the erection of up to 1,070 dwellings, with a Phase 1 detailed application for development of around 500 dwellings, a 3 FE Primary school, 52 Place FTE Nursery, new bridge over River Rom, east-west connection with new at-grade crossing on Waterloo Road, employment space and local retail offer, public open space areas, and relocation of the HICC on-site and the Ambulance Station off-site.

2.3 The key objective will be to create high quality buildings and places, which helps boost the supply of homes, including affordable homes, within the London Borough of Havering. The scheme should also re-locate/ integrate existing employment uses, together with the Havering Islamic Cultural Centre and the Ambulance Station. The scheme will also provide enhanced permeability east – west, including the provision of a high-quality Bridge over the River Rom.

### **Latest Proposals**

2.4 Further to the submission of these proposals to the Strategic Planning Committee on the 10<sup>th</sup> January 2019, the scheme has evolved thus:

- Coordination and incorporation of improvements to the local highway network along Waterloo Road and Oldchurch Road as indicated within the LB Havering/ TfL Liveable Neighbourhoods project
- East-West connection with new crossing on Waterloo Road
- New public open spaces for local and wider community, including space for children to play
- Improved approach to and from the site from the north
- Protect future access to development on the Network Rial site to the north

- Reorientation of the proposed buildings to improve daylight/ sunlight to open space areas and to the school
- Refine the height distribution
- Lower building to the south of the school

### **Site and Surroundings**

- 2.5 The proposed site is located to the south of the London Liverpool Street to Colchester main railway line, and to the east of Waterloo Road, which includes residential content; the Havering Islamic Cultural Centre (HICC) faces onto Waterloo Road. The southern boundary of the site is to the rear of the Ambulance Station and Oldchurch Road, which again includes residential content; the eastern boundary is formed by the River Rom.
- 2.6 The site is highly accessible to public transport and other services; it is 500 metres (12 minutes' walk) to the Romford railway station, and has a PTAL of 6a.

### **Planning History**

- 2.7 None directly relevant to these proposals

### **Planning Policy**

- 2.8 National Planning Policy Framework 2019  
 London Plan 2016  
 Draft London Plan 2018  
 London Borough of Havering Core Strategy and Development Control Policies DPD 2008  
 Romford Area Action Plan DPD 2008 - ROMSSA2 – Bridge Close  
 London Borough of Havering Proposed Submission Local Plan 2016 – 2031

### **3 MATERIAL PLANNING CONSIDERATIONS**

3.1 The main planning issues raised by the application that the Committee must consider are:

- Principle of development
- Density and Site Layout
- High Quality Design
- Bridge connections over the River Rom, together with environmental improvements of the river environs
- Housing provision, including affordable housing
- Regeneration
- Permeability and highways matters
- Relocation of existing uses, including the existing residential, the HICC and Ambulance Station
- Mitigating flood risk
- Archaeology
- Microclimate/ Daylight - Sunlight
- Sustainable Design and Construction
- Secured by Design
- Servicing Management

#### **Financial and Other Mitigation**

3.2 Any subsequent planning application will be supported by a package of measures secured under s106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (as appropriate), to mitigate impacts of the proposed development .



## **Conclusions**

- 3.3 The proposed development continues to be considered at meetings with Officers at London Borough of Havering (LBH), and with the Greater London Authority (GLA). Further discussions will take place with the GLA and Officers of LB of Havering, in accordance with the agreed Planning Performance Agreement.
- 3.4 Further, it is likely that this scheme will come back to this Committee for final review as part of the continuing Pre-Application engagement in the autumn of 2019.

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