



Haverling

LONDON BOROUGH

PLANNING COMMITTEE AGENDA

7.30 pm	Thursday 20 June 2019	Council Chamber - Town Hall
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Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Robby Misir (Chairman)
Carol Smith (Vice-Chair)
Philippa Crowder
Matt Sutton

**Residents' Group
(1)**

Stephanie Nunn

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

John Tyler

**Independent Residents
Group
(1)**

David Durant

**Labour Group
(1)**

Paul McGeary

**For information about the meeting please contact:
Richard Cursons 01708 432430
richard.cursons@onesource.co.uk**

**To register to speak at the meeting please call 01708 433100
Before 5.00PM Tuesday 18 June 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:-

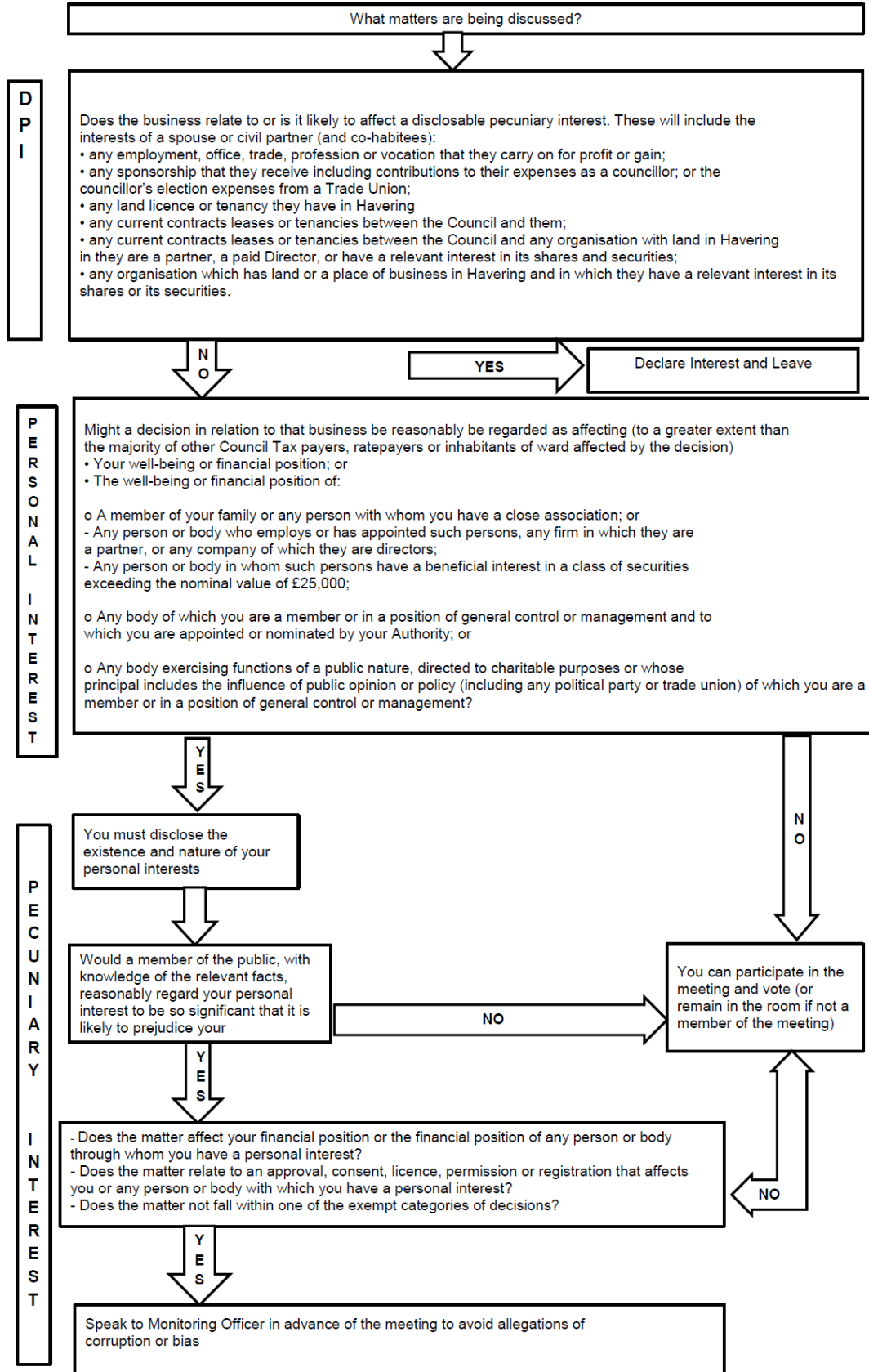
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing,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

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



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.

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 members of the public also note that they are not allowed to communicate with or pass messages to Councillors 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 11 April 2019 and to authorise the Chairman to sign them.

5 APPLICATIONS FOR DECISION (Pages 3 - 6)

See attached document

6 P0106.19 - 39 & 41 REED POND WALK (Pages 7 - 10)

7 P0187.17 - 30-30C SOUTH HALL DRIVE, RAINHAM

8 P0187.17 - LAND TO THE SIDE OF 30C SOUTH HALL DRIVE FINAL (Pages 11 - 32)

**Andrew Beesley
Head of Democratic Services**

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Public Document Pack Agenda Item 4

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
Havering Town Hall, Main Road, Romford
11 April 2019 (7.00 - 7.30 pm)**

Present:

COUNCILLORS: 8

Conservative Group Robby Misir (in the Chair) Carol Smith (Vice-Chair),
Philippa Crowder and Matt Sutton

Residents' Group Stephanie Nunn

**Upminster & Cranham
Residents' Group** John Tyler

Labour Paul McGeary

An apology was received for the absence of Councillor David Durant.

Councillor Jason Frost was also present for parts of the meeting.

15 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

58 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

59 MINUTES

The minutes of the meeting held on 14 March 2019 were agreed as a correct record and signed by the Chairman.

60 P1939.18 - LAND R/O 9-11 ELM ROAD

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

Councillor Jason Frost addressed the Committee in the absence of Councillor Dilip Patel.

The Committee considered the report and following a motion **RESOLVED TO REFUSE PLANNING PERMISSION** on the grounds of:

- (1) unsafe pedestrian access to the site and potential conflict between future pedestrians, cyclists and vehicles entering, exiting and/or servicing the site compromising the safety of future occupiers and visitors due to the poor and unsafe access and lack of visitor parking arrangements;
- (2) poor design and site layout, private amenity provision and internal arrangements, resulting in inadequate living conditions and security measures for future occupiers and have an undue impact on the neighbouring amenity in regard to its refuse arrangements.

Chairman

Agenda Item 5

Applications for Decision

Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
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

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
- b. Registered Objector(s) speaking slot (3 minutes)
- c. Responding Applicant speaking slot (3 minutes)
- d. Ward Councillor(s) speaking slots (3 minutes)
- e. Officer presentation of the material planning considerations
- f. Committee questions and debate
- g. Committee decision

16. The items on this part of the agenda will run as follows where there are no public speakers:

- a. Where requested by the Chairman, officer presentation of the main issues
- b. Committee questions and debate
- c. Committee decision


Late information

17. 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

18. The Committee to take any decisions recommended in the attached report(s).

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 Havering LONDON BOROUGH	Planning Committee 20 June 2019
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Application Reference:	P0106.19
Location:	39 & 41 Reed Pond Walk
Ward:	Romford Town
Description:	Pettits
Case Officer:	Cole Hodder
Reason for Report to Committee:	Reasons of probity. The agent is employed by London Borough of Havering and is a relation of the applicant.

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The proposed development concerns the replacement of a pair of garages located between nos. 39 and 41 Reed Pond Walk. The proportions of the replacement garages would be broadly comparable to that of the existing which are noted to suffer from subsidence. Having carefully considered the development proposals officers consider that the replacement of the existing garages would present no issues visually, nor present any concerns from the perspective of neighbouring amenity owing to the joint nature of the application made. The development would not be detrimental to the character and appearance of either of the subject dwellings, nor the wider Gidea Park Conservation Area. Officers consider that there would be insufficient grounds to withhold planning permission.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to conditions to secure the following matters:
- 2.2 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Time Limit 3 years
2. Accordance with plans
3. Matching materials/samples

Informatives

1. Approval no negotiation

3 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

- This application seeks permission for the demolition of a pair of garages and the construction of replacement garage units. The form and appearance of the garages would be comparable to the existing units and is necessitated by subsidence.

3.2 Site and Surroundings

- Nos 39 and 41 Reed Pond Walk are residential dwellings located within the Gidea Park Conservation Area. Both properties are two storey 1911 Exhibition houses.

3.3 Planning History

- There is no planning history relevant to the current proposals.

4 CONSULTATION RESPONSE

4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

4.2 The following were consulted regarding the application:

- Gidea Park and District Civic Society – No comments received

5 LOCAL REPRESENTATION

5.1 A total of nineteen neighbouring properties were notified about the application and invited to comment. The application was also advertised in the local press and a site notice was displayed adjacent to the site.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: No representations received.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

- The impact of the development on the character and appearance of the Conservation Area.
- The impact of the development on the amenity of neighbouring occupiers

6.2 The impact of the development on the character and appearance of the host building and the wider Conservation Area

- The application site is located in the Gidea Park Conservation Area and as such, the general consideration would be whether the new development would preserve or enhance its character and appearance.
- The statutory duty applied to planning authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". This aim is reflected in Policy DC68. The Conservation Area comprises a number of houses which were constructed as part of the 1911 House and Cottage Exhibition and a further exhibition of Modern Homes in 1934. Over the years the Council has sought to preserve the character of the area firstly through the designation as a Conservation Area in 1970 and later through the adoption of an Article 4 Direction to remove permitted development rights.
- Whilst the proportions of the replacement garages would be increased over that of the existing the increase would be negligible in the opinion of staff. The proposed garages would occupy the existing front building line however would project deeper into the rear garden environment by just in excess of 1.30m. Viewed from the front there would be a minor increase in height when viewing the garages between nos. 39 and 41 Reed Pond however the roof form would be comparable to that of the existing and views from the public realm would be limited given the siting of the garages set back considerably from the road frontage. The provision of new openings in the flank wall of the structure is not considered to present any concerns given the location of those openings relative to rear garden of each of the subject premises respectively.
- The bulk and massing of the garages is considered to be proportionate to the size and scale of the rear gardens of the subject dwellings. It is not


considered that the replacement structure and the design approach adopted would give rise to a discordant or harmful feature in terms of character. It is considered that the replacement garages would preserve the character and appearance of the host dwellings and would not give rise to any harm to the spacious, garden suburb character of the Gidea Park Conservation Area. The development therefore complies with Policy DC68 of the Core Strategy.

6.3 The impact of the development on neighbouring occupiers in terms of residential amenity.

- Policy DC61 states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy to existing properties.
- The amenity considerations arising from the current proposals would be negligible. The siting of the garages and joint nature of the application eliminates any potential for amenity impact. As with the earlier section of this report, the scale and form of the garages is considered to be appropriate and there are no implications relating to visual amenity to be considered.

Conclusions

- 6.7 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

 Havering LONDON BOROUGH	Planning Committee 20 June 2019
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Application Reference:	P0187.17
Location:	Land to the side of 30c South Hall Drive
Ward:	Rainham & Wennington
Description:	Construction of a 2 storey (with third floor in loft) building with ground floor entrance and car parking and first floor accommodation of 3 x 1 bed and 1 x 2 bed apartments, with associated car parking and amenity
Case Officer:	Gary Rice, Interim Planning Manager
Reason for Report to Committee:	The Assistant Director of Planning considers committee consideration to be necessary due to a material change in circumstances

1 BACKGROUND

- 1.1 This application was presented to the Regulatory Services Committee on 27 April 2017 following a call-in request made by Councillor Jeffrey Tucker. The committee overturned the officer recommendation to refuse permission and resolved to grant planning permission subject to conditions and the completion of a Section 106 agreement for an education contribution to be completed within 6 months of the date of the resolution (or on or about 27 October 2017).
- 1.2 During the time that has now passed, it is considered that there have been material changes in circumstances in regard the development plan including the emerging New London Plan and local plan; as well as other material considerations including the emerging Havering CIL, recent changes to the Mayoral CIL charging schedule (MCIL2), new legislation regarding pre-commencement conditions, and changes to central government guidance (NPPF, February 2019).

1.3 As such and in light of these changes in circumstances, the Assistant Director of Planning considers that Planning Committee consideration is necessary. It is open to the committee as decision takers to look at the proposed development afresh, whilst having due regard to the previous recommendation and resolution, to weigh up the changes in circumstances, accordance with the development plan, and other material considerations as set out below in reaching a decision.

- Regulatory Services Committee Report dated 27 April 2017 (recommending refusal), Committee Resolution to grant full planning permission (overturn of officer recommendation) and Committee Meeting minutes;
- Changes to the NPPF (February 2019) in regard to decision taking;
- Changes to legislation (1 October 2018) in regard to pre-commencement conditions;
- Changes to the Mayoral CIL charging schedule as of 1 April 2019;
- The advanced stage of the New London Plan and Local Plan policies; and
- The emerging Havering CIL and charging schedule.

1.4 This report setting out material changes in circumstances summarised above and the current policy context is now brought before Members for consideration. A copy of the previous committee report is appended to this report along with the minutes of 27 April 2017, as other material considerations.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

2.1 The application was previously considered by the members of the Regulatory Services Committee, who overturned the officer recommendation and resolved to grant full planning permission (10-1-0) subject to conditions and the applicant entering into a section 106 legal agreement securing an education contribution amounting to £24,000 within 6 months. The applicant is now prepared to enter into a legal agreement and satisfy the obligation; however, due to the passage of time changes to circumstances that are considered material to the proposed development have arisen. Officers have considered the weight of these changes in circumstances relative to the earlier committee decision and have attributed significant weight to the resolution to grant full planning permission. Therefore, and very much on balance, the following recommendation is made.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission subject to:

- The prior completion of a legal agreement to secure the following planning obligations:
 1. An Education contribution of £24,000 (4 dwellings x £6,000) subject to indexation.
 2. Any other planning obligation(s) considered necessary by the Assistant Director of Planning.

3.2 That the Assistant Director of Planning is delegated authority to negotiate the legal agreement indicated above.

3.3 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions to secure the following matters:

Conditions

1. Time limit -The development to which this permission relates must be commenced not later than three years from the date of this permission.
2. Accordance with plans: The development must not deviate in layout, scale or appearance from the approved plans.
3. Surface Water Drainage (Pre-Commencement): No works shall take place in relation to any of the development hereby approved until details of surface water drainage works are submitted to and approved in writing by the Local Planning Authority. Surface water drainage shall be provided in accordance with the approved details.
4. Contaminated land (Per-Commencement): No works shall take place in relation to any of the development hereby approved (except works required to secure compliance with this condition) until the following Contaminated Land reports (as applicable) are submitted to and approved in writing by the Local Planning Authority:
 - a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
 - b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise two parts:

Part A - Remediation Scheme which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

a) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals, then revised contamination proposals shall be submitted to the LPA; and

b) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

5. Garages - restriction of use: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the garage(s)/carport(s) hereby permitted shall be made permanently available for the parking of private motor vehicles and not for any other purpose including living accommodation or any trade or business.
6. Materials as per application form: The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section INSERT NUMBER of the application form unless otherwise agreed in writing by the Local Planning Authority.
7. Refuse and recycling: No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.
8. Cycle storage: None of the dwellings hereby permitted shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Informatives

1. Approval and Mayoral CIL: The proposal is liable for the Mayor of London Community Infrastructure Levy (MCIL2). Based upon the information supplied with the application, the CIL payable would be £6,750 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
2. Planning obligations: The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-
 - (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
3. Flood Resilience: For any development where a flood risk is identified, the Council as the Lead Local Flood Authority want to see developers consider and implement flood resilience/resistance measures into the buildings themselves. This is not to stop development but to ensure the protection for future residents is maintained and enhanced.

The following measures are strongly recommended, although this list is not exhaustive:-

- Raising the level of the building by at least 300mm above local levels;
 - Waterproof membrane in the ground floor;
 - Waterproof plaster and waterproofing to ground floor;
 - Electrics from the upstairs down and sockets high up off the ground floor;
 - Non return valves on the sewerage pipes;
 - Emergency escape plan for each individual property;
 - Air brick covers; and
 - Movable flood barriers for entrances
4. Havering CIL: Should the applicant fail to enter into a legal agreement securing the education contribution prior to the Havering CIL charging schedule coming into effective (tentatively 1 September 2019), the development hereby approved would become liable for the Havering Community Infrastructure Levy (HCIL). Based upon the information supplied with the application, the CIL payable would be £13,500 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works

begin. Further details with regard to CIL are available from the Council's website.

- 3.4 That, if by 19 September 2019 the legal agreement has not been completed, the Assistant Director of Planning is delegated authority to refuse planning permission.

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal is for the construction of a two storey building with ground floor entrance and undercroft car parking. There would be three No. 1-bedroom apartments on the first floor and a fourth, 2-bedroom unit (plus study) in the roofspace. A two storey side extension is proposed to the north-western side of the development to allow staircase access to the unit in the loft.
NB - Please refer to the 27th April 2017 committee report for additional details.

Site and Surroundings

- 4.2 The application site comprises a long, tapering piece of land which is currently occupied by 2 no. garages and various outbuilding structures. The plot depth varies from the southeast to the northwest and measures 20.7m at its widest and 12.35m at its narrow end. It measures 34m long. The site is situated to the side of No. 30c South Hall Drive, which is an end-of-terrace property and to the rear of the properties at No's. 28 - 24 South Hall Drive. The surrounding area is residential in character.
- 4.3 The railway line runs along the other side of the plot. The site is located in Flood Zones 2 and 3. The site is also located within the middle zone of the Horndon to Barking gas pipeline and in the outer zone of the Romford/Baker Street gas pipeline, which is situated to the west of the application site. Access to the plot is via an unmade access road to the rear of No's. 24-28 South Hall Drive.

Planning History

- 4.4 Please refer to the committee report dated 27 April 2017 (Appendix A) for information regarding the planning history. As noted above, the application was considered by the Regulatory Services Committee following a call-in by Councillor Jeffrey Tucker for the following reason:
- considers the application to be of good quality with adequate parking
 - an attractive modern building with a neat and tidy open green space
 - needed for the many young members of the community to get onto the housing ladder

As set out in the minutes of the minutes (appendix B) , members of the committee resolved to grant full planning permission subject to conditions and the applicant entering into a legal agreement within 6 months, which has not been progressed but the applicant is now in a position to proceed and agree to the planning obligations.

5 CONSULTATION / REPRESENTATIONS

5.1 Neighbour notification letters were sent to 19 properties and 4 letters of objection were received. The comments can be summarised as follows:

- Overdevelopment
- Not enough on-site parking provided
- Noise and disturbance as a result of increased traffic movement

5.2 These matters have been set out in the previous committee report.

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the application that the committee must consider are:

- The weight to attribute to the member resolution dated 27 April 2017 to grant permission subject to conditions and S106 agreement (within 6 months)
- Given the changes in circumstances, does the proposed development largely accord with the development plan

Members' previous resolution to grant permission

6.2 The application was considered Regulatory Services Committee on 27 April 2017 following a call-in request made by Councillor Jeffrey Tucker. The committee report recommended refusal for the following three reasons:

1. Reason for refusal - Streetscene

The proposed two storey side extension would, by reason of its incongruous relationship to the main building, appear out of character and harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

2. Reason for refusal - Amenity Space

The layout, size and position of the amenity space for the new development would be unacceptably cramped and of poor quality, materially harmful to the amenity of future occupiers and contrary to Policy DC61 of the LDF Development Control Policies DPD and the Residential Design SPD.

3. Reason for Refusal - Planning Obligation

In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, contrary to the provisions of Policies DC29 and DC72 of the Development Control Policies DPD and Policy 8.2 of the London Plan.

6.3 The members overturned the officer recommendation and resolved to grant full planning permission (vote recorded: 10 for/1 against /0 abstaining) on the basis that the proposal would provide much needed housing of good quality with adequate parking provision; and that on balance these benefits outweighed the limited harm that was identified in the report. Officers have attributed significant weight to this weighing up of matters by the decision takers; however, it is open to members to consider the proposed development afresh and in light of the changes in circumstances set out below.

Changes in circumstances

6.4 Since 27 April 2017 there have been the following changes in circumstances that are considered relevant to the determination of this application:

- New London Plan, May 2019
- Emerging Havering Local Plan (submission version with modifications, March 2019)
- Havering CIL
- Mayoral CIL (MCIL2) Schedule, 1 April 2019
- NPPF 2019
- Legislation in regard to Pre-Commencement Conditions

Draft New London Plan

6.5 The Examination in Public on the Draft New London Plan concluded on 24 May and the Mayor is now preparing a consolidated version for publication.

Havering Local Plan

6.6 The new Havering Local Plan is currently undergoing its examination in public and a modifications version was published in March 2019. Although the new local plan is increasing in weight, it is not yet at a stage where it would be a material consideration in determining planning applications. However, it is useful in setting out the direction of travel in regard to local plan policy.

Havering CIL & Mayoral CIL (MCIL2)

6.7 Following its submission for Examination in early 2019 and the subsequent public consultation on modifications recommended by the Examiner, the Council has now received the report from the Examiner who has the Havering Community Infrastructure Levy subject to his recommended modifications. The Council is

planning to adopt the Havering Community Infrastructure Levy in July 2019 and, subject to necessary Member approval, it will become effective on **1 September 2019** (subject to change).

6.8 The preliminary draft charging schedule sets the levy for open market housing south of the A1306 at £50 per square metre of chargeable area. Based on the CIL information that accompanies the application, the potential liability would be £13,500, subject to indexation, should the Havering CIL come into force. Once in force, the requirement to secure an education contribution of £24,000 for the proposed development via a section 106 agreement falls away.

6.9 The new Mayoral CIL charging schedule (MCIL2) came into effect on 1 April 2019, which increased the rate for new residential development in Havering from £20 to £25 per square metre of chargeable area. Accordingly, the MCIL liability for the proposed development has increased from £5,400 to £6,750 subject to indexation.

NPPF 2019

6.10 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It advises that the NPPF is a material consideration in planning decisions. The following sections of the NPPF are considered particularly relevant in regard to the proposed development:

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

Achieving sustainable development

6.11 The NPPF set out that there are three overarching objectives (interdependent) that should be pursued in mutually supportive ways: 1) an economic objective, 2) a social objective, and 3) an environmental objective. However, the guidance goes on to say that these objectives '*are not criteria against which every decision can or should be judged*' but that decisions '*should take local circumstances into account, to reflect the character, needs and opportunities of each area.*' At the heart of this guidance is the presumption in favour of sustainable development, which advises that for decision-taking this means '*approving development proposals that accord with an up-to-date development plan without delay.*'

Decision-making

6.12 The NPPF advises that '*local planning authorities should approach decisions on proposed development in a positive and creative way*' and '*decision-makers at every level should seek to approve applications for sustainable development where possible.*'

Achieving well-designed places

6.13 The NPPF advises in paragraph 124 that ‘good design is a key aspect of sustainable development’ and in paragraph 127 that ‘decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’*

Pre-commencement Conditions (Changes to Legislation)

6.14 As of 1 October 2018, local planning authorities must first provide written notice to the applicant as to the terms and reasons for any pre-commencement conditions that it intends to impose allowing at least 10 working days for the applicant to agree or make written comments. The Council duly notified the applicant’s agent on 30 May 2019 of its intention to impose two pre-commencement conditions (Surface Water Drainage and Contaminated land) and received written acceptance of these conditions as set out in the above RECOMMENDATION.

Financial and Other Mitigation

6.15 The proposal would attract the following section 106 contributions to mitigate the impact of the development:

- £24,000 towards education (£6000 x 4 dwellings) subject to indexation and **prior** to Havering CIL coming into force.

6.16 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £13,500 LB Havering CIL subject to indexation and HCIL coming into force
- £6,750 Mayoral CIL (MCIL2) subject to indexation

Conclusions

6.18 The main issues for consideration are: the accordence of the proposed scheme with the development plan; the design of the scheme in regard to its impact on local character, appearance and quality of accommodation; the previous member resolution to grant full planning permission; and the changes in circumstances including the NPPF 2019, Mayoral CIL and the emerging Havering CIL. The scheme is considered, on balance and after weighing up the above considerations including the benefits of the scheme to deliver much needed housing and attributing significant weight to the previous resolution to grant permission, to be acceptable.

61.9 All other relevant policies, changes in circumstances and material considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 27th April 2017

APPLICATION NO. P0187.17
WARD: Rainham & Wennington **Date Received:** 6th February 2017
Expiry Date: 3rd April 2017

ADDRESS: Land Adj, 30-30C
South Hall Drive
Rainham

PROPOSAL: Construction of a 2 storey (with third floor in loft) building with ground floor entrance and car parking and first floor accommodation of 3 x 1 bed and 1 x 2 bed apartments, with associated car parking and amenity.

DRAWING NO(S): PL-5309_21
PL-5309_22
PL-5309_23
PL-5309_24
PL-5309_25
PL-5309_26
PL-5309_27
PL-5309_28
PL-5309_29

RECOMMENDATION It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

CALL-IN

The application was called in to Committee by Councillor Jeffrey Tucker. The reasons for the call-in are that he considers the application to be of good quality with adequate parking and an attractive modern building with a neat and tidy open green space, all that is needed for the many young members of the community to get onto the housing ladder.

SITE DESCRIPTION

The application site comprises a long, tapering piece of land which is currently occupied by 2 no. garages and various outbuilding structures. The plot depth varies from the southeast to the northwest and measures 20.7m at its widest and 12.35m at its narrow end. It measures 34m long. The site is situated to the side of No. 30c South Hall Drive, which is an end-of-terrace property and to the rear of the properties at No's. 28 - 24 South Hall Drive. The surrounding area is residential in character.

The railway line runs along the other side of the plot. The site is located in Flood Zones 2 and 3. The site is also located within the middle zone of the Horndon to Barking gas pipeline and in the outer zone of the Romford/Baker Street gas pipeline, which is situated to the west of the application site.

Access to the plot is via an unmade access road to the rear of No's. 24-28 South Hall Drive.

DESCRIPTION OF PROPOSAL

The proposal is for the construction of a two storey building with ground floor entrance and

undercroft car parking. There would be three No. 1-bedroom apartments on the first floor and a fourth, 2-bedroom unit (plus study) in the roofspace. A two storey side extension is proposed to the north-western side of the development to allow staircase access to the unit in the loft.

Three dormer windows are proposed to the rear elevation in order to provide additional space in the loft, each measuring 1.8m in width, 2.2m in depth and 2m in height to the top of the flat roofs.

Parking will be provided for 6 No. vehicles within the undercroft.

Communal amenity space would be provided to the side and rear of the proposed building of approximately 130m². Balconies have also been added to the rear elevation.

Bin and cycle storage will be provided in an enclosed area to the side of the garage to the end units. Bin storage to the middle unit will be to the rear of the ground floor parking and cycle storage will be provided.

Staff have noticed an error on the side elevations in that they do not appear to show the proposed first floor balconies. In the event of approval this could be covered by condition given the floor plans and rear elevations all show the balconies.

RELEVANT HISTORY

P1480.16 - Construction of 2 storey (with third floor in loft) building with ground floor entrance and car parking and first floor accommodation of 3 x 1 bed and 1 x 2 bed apartments, with associated car parking and amenity.

Refuse 29-11-2016

P0666.15 - Construction of 2 storey building with ground floor entrance and car parking and first floor accommodation consisting of 3 x 1 bedroom apartments, with associated car parking and amenity.

Apprv with Agreement

P1078.12 - Proposed 3 bedroom detached bungalow dwelling

Awaiting Decision

P0845.03 - Detached Dwelling (Outline)

Apprv with cons 20-06-2003

P1576.02 - Three bedroom house

Apprv with cons 01-11-2002

CONSULTATIONS / REPRESENTATIONS

Neighbour notification letters were sent to 19 properties and 4 letters of objection were received. The comments can be summarised as follows:

-Overdevelopment

- Not enough on-site parking provided

-Overlooking

-Noise and disturbance as a result of increased traffic movement

RELEVANT POLICIES

Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP17 (Design), DC2 (Housing Mix and Density), DC11 (Non-designated Sites), DC32 (The Road Network) DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC53 (Contaminated Land), DC55 (Noise), DC61 (Urban Design), DC63 (Delivering Safer Places) and DC72 (Planning Obligations) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.

Other relevant documents include the Residential Design SPD, and Planning Obligation SPD (Technical Appendices)

Policies 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 3.10, 5.16 (waste self-sufficiency), 5.21 (contaminated land), 6.1 (strategic transport approach), 6.3 (assessing effect on transport capacity), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.14 (improving air quality), 7.15 (reducing noise and enhancing soundscapes) and 8.2 (planning obligations) of the London Plan, are material considerations.

The National Planning Policy Framework, specifically Sections 4 (Promoting sustainable transport), 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design) and 8 (Promoting healthy communities) are relevant to these proposals.

MAYORAL CIL IMPLICATIONS

The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of 270m² which, at £20 per m², equates to a Mayoral CIL payment of £5,400 (subject to indexation).

STAFF COMMENTS

The main considerations relate to the principle of the development, the impact on the character and appearance of the streetscene, the implications for the residential amenity of the future occupants and of nearby houses, flood risk, the potential impact of the main gas pipeline on the development and the suitability of the proposed parking and access arrangements.

BACKGROUND

A previous application under P0666.15 has a resolution to grant planning permission subject to the prior completion of a legal agreement. Permission has not yet been issued as the legal agreement has not yet been completed.

A further application under P1480.16 for a side addition to accommodate an additional unit in the roof was refused planning permission on the harm to the streetscene, lack of sufficient amenity space and the absence of a legal agreement for an educational contribution.

The current application differs only slightly from the previous submission in that 10m² of grass area

is added to the front of the building. The applicant has also made minor changes to the landscaping scheme.

Staff are of the opinion that the current proposal does not materially address any of the previous reasons for refusal.

PRINCIPLE OF DEVELOPMENT

The provision of additional housing is consistent with the NPPF and Policy CP1 as the application site is within a sustainable location in an established urban area.

The proposal is for the redevelopment of a previously developed site.

On this basis the proposal is considered to be policy compliant in land use terms and its ongoing use for residential purposes is therefore regarded as being acceptable in principle.

DENSITY / SITE LAYOUT

Policy DC2 of the LDF provides guidance in relation to the dwelling mix within residential developments. Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.

The proposal would provide 4 no. residential dwellings at a density equivalent to approximately 74 dwellings per hectare. This is in excess of the aims of Policy DC2 which states that a dwelling density of between 30 to 50 dwellings per hectare would be appropriate in this location. Although the number of units per hectare is in excess of the recommended range this in itself would not be sufficient reason for refusal given the site constraints and the form of development being proposed.

Policy 3.5 of the London Plan advises that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The technical housing standards require that new residential development conforms to nationally described minimum internal space standards.

The proposal would provide residential units with varying floor space sizes all of which would meet or exceed the respective minimum standards as per the proposed number of rooms and number of occupants they are intended to serve.

The Residential Design SPD states that private amenity space should be provided in single, usable, enclosed blocks which benefit from both natural sunlight and shading.

In approving application P0666.15, Staff were satisfied that there was sufficient amenity space provision as, in addition to balconies, there was a substantial amenity area to the west of the proposed block. Similar to the previous refusal, an area of that amenity space will now be taken up by the two storey side addition and the proposals represent an increase from three units to four. Staff are of the view that the proposed communal area to the north-western side would be reduced to such an extent that it will no longer be usable. This is considered to make unsatisfactory provision for residential amenity. The introduction of an additional unit and the consequent material impact on amenity space provision within the site is considered to be evidence of a

cramped, over-development of the site. The addition of a small patch to the front of the site is not considered to change this view as it would not be sufficiently screened and usable as private amenity space and would not change that the original larger area of amenity space provision is now severed by the presence of the proposed additional extension.

DESIGN / IMPACT ON STREET / GARDEN SCENE

Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context.

Concerns are raised regarding the two storey side addition as design-wise it relates poorly to the rest of the development and would be seen as an add on to the side rather than part of the overall design. The side addition is considered to have a harmful visual impact. This element of the proposals has not changed since the previous refusal and therefore this reason for refusal has not been successfully overcome.

IMPACT ON AMENITY

The addition of dormers to the rear and and two storey side addition is not considered to have a harmful impact on neighbouring amenity in terms of loss of light and overlooking as it is well removed from immediate neighbouring properties and no windows are proposed to the two storey side addition. The rear dormers will overlook the railway line.

HIGHWAY / PARKING

Policy DC33 seeks to ensure all new developments make adequate provision for car parking. Under Policy DC2 the Public Transport Accessibility Level (PTAL) for the site is set at 1-2 meaning that the site is classified as having relatively low access to public transport. Residential development in this location is required to provide car parking provision of 1.5-2 spaces per unit.

The proposal can demonstrate a total of 6 no. off-street car parking spaces within the site to cater for the proposed 4 no. residential dwellings. The car parking provision would be situated at ground floor. The parking provision would result in a ratio of 1.5 parking spaces per unit which is considered acceptable and in accordance with Policy DC2.

It is therefore considered that the proposed car parking arrangements are acceptable and would not result in highway safety or parking issues.

OTHER ISSUES

The site is located in close proximity to two main gas pipelines. This issue was addressed when a previous application (P0666.15) was considered and the development was found to be acceptable owing to the increased protection of the pipelines in the immediate vicinity. It is considered that the considerations for this application would be materially unchanged from this previous application.

The site is also located in Flood Zone 2 and 3. Consideration was given to this issue as part of the previous application, including a water entry strategy and limiting accommodation to the upper floors of the building only. It is not considered that this application raises any materially different issues to those previously considered and judged to be acceptable under application P0666.15.

SECTION 106

Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regs) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Policy DC72 of the Council's LDF states that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy DC29 states that the Council will seek payments from developers required to meet the educational need generated by the residential development. Policy 8.2 of the Further Alterations to the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.

In 2013, the Council adopted its Planning Obligations Supplementary Planning Document which sought to apply a tariff style contribution to all development that resulted in additional residential dwellings, with the contributions being pooled for use on identified infrastructure.

There has been a recent change to the effect of the CIL Regs in that from 6th April 2015, Regulation 123 of the CIL Regs states that no more than 5 obligations can be used to fund particular infrastructure projects or infrastructure types. As such, the SPD, in terms of pooling contributions, is now out of date, although the underlying evidence base is still relevant and up to date for the purposes of calculating the revised S106 contributions.

The evidence background to the SPD, contained in the technical appendices is still considered relevant. The evidence clearly show the impact of new residential development upon infrastructure - at 2013, this was that each additional dwelling in the Borough has a need for at least £20,444 of infrastructure. Therefore, it is considered that the impact on infrastructure as a result of the proposed development would be significant and without suitable mitigation would be contrary to Policy DC72 of the LDF and Policy 8.2 of the London Plan.

Furthermore, evidence clearly shows a shortage of school places in the Borough - (London Borough of Havering Draft Commissioning Plan for Education Provision 2015/16-2019/20). The Commissioning report identifies that there is no spare capacity to accommodate demand for secondary, primary and early years school places generated by new development. The cost of mitigating new development in respect to all education provision is £8,672 (2013 figure from Technical Appendix to SPD). On that basis, it is necessary to continue to require contributions to mitigate the impact of additional dwellings in the Borough, in accordance with Policy DC29 of the LDF.

Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £6000 towards education projects required as a result of increased demand for school places is reasonable when compared to the need arising as a result of the development.

It would therefore be necessary to require a contribution to be used for educational purposes. Separate monitoring of contributions would take place to ensure that no more than 5 contributions are pooled for individual projects, in accordance with CIL legislation. It is considered that a contribution equating to £24,000 for educational purposes would be appropriate.

As this application is to be refused there is no mechanism for securing this contribution and this therefore also forms grounds for refusal.

KEY ISSUES / CONCLUSIONS

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be unacceptable.

Staff consider the two storey side extension to have a harmful visual impact on the surrounding area and the lack of sufficient amenity space provision would result in a cramped form of development. Refusal is recommended accordingly.

RECOMMENDATION

It is recommended that **planning permission be REFUSED** for the following reason(s):

1. Reason for refusal - Streetscene

The proposed two storey side extension would, by reason of its incongruous relationship to the main building, appear out of character and harmful to the appearance of the surrounding area contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

2. Reason for refusal - Amenity Space

The layout, size and position of the amenity space for the new development would be unacceptably cramped and of poor quality, materially harmful to the amenity of future occupiers and contrary to Policy DC61 of the LDF Development Control Policies DPD and the Residential Design SPD.

3. Reason for Refusal - Planning Obligation

In the absence of a legal agreement to secure contributions towards the demand for school places arising from the development, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, contrary to the provisions of Policies DC29 and DC72 of the Development Control Policies DPD and Policy 8.2 of the London Plan.

INFORMATIVES

1. Refusal - No negotiation

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reasons for it were given to the agent via phone.

2. Refusal and CIL

The proposal, if granted planning permission on appeal, would be liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £5,400. Further details with regard to CIL are available from the Council's website.

- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
- It was resolved to grant planning permission subject to completion of the s106 agreement by 27 October 2017 or in the event that the s106 agreement was not completed by 27 October 2017 the item should be returned to the Committee for reconsideration.

That the Director of Neighbourhoods be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 10 votes to 1.

Councillor White voted against the resolution to grant planning permission.

243 P0187.17 - LAND ADJACENT TO 30-30C SOUTH HALL DRIVE, RAINHAM

The proposal before Members was for the construction of a two storey building with ground floor entrance and undercroft car parking. There would be three 1-bedroom apartments on the first floor and a fourth, 2-bedroom unit (plus study) in the roofspace. A two storey side extension was proposed to the north-western side of the development to allow staircase access to the unit in the loft.

Members noted that the application had been called-in to the Committee by Councillor Jeffrey Tucker. The reasons for the call-in were that he considered the application to be of good quality with adequate parking and an attractive modern building with a neat and tidy open green space, all that was needed for the many young members of the community to get onto the housing ladder.

With its agreement Councillor Jeffrey Tucker addressed the Committee.

Councillor Tucker commented that the proposal was an attractive development of good quality and with adequate parking provision. Councillor Tucker concluded by commenting that no objections to the proposal had been received and residents in the area welcomed the proposal.

During a brief debate Members discussed the benefits of the proposal and how it would bring much needed housing to the area.

Members noted that the proposed development qualified for a Mayoral CIL contribution of £5,400.

The report recommended that planning permission be refused however following a motion to approve the granting of planning permission, as Members considered the development to be of sufficient quality and appearance, it was **RESOLVED** to grant planning permission subject to conditions as agreed by the Director of Neighbourhoods and the completion of a Section 106 agreement for an education contribution which should be completed within six months.

The vote for the resolution to grant planning permission was carried by 10 votes to 1.

Councillor Whitney voted against the resolution to grant planning permission.

244 **P0273.17 - 27 STATION PARADE, ELM PARK, HORNCHURCH - CHANGE OF USE FROM A BEAUTY SALON (SUI GENERIS) TO D1 (DENTIST)**

The Committee considered the report and without debate **RESOLVED** to grant planning permission subject to the conditions as set out in the report.

245 **P0333.17 - 67 CEDAR ROAD, ROMFORD - DOUBLE STOREY REAR EXTENSION, AND OUTBUILDING WITH PITCH ROOF**

The Committee considered the report, noting that the application had been called-in by Councillor Robert Benham on the grounds of concerns of local residents, and without debate **RESOLVED** to grant planning permission subject to the conditions as set out in the report.

The vote for the resolution to grant planning permission was carried by 9 votes to 1.

Councillor White voted against the resolution to grant planning permission.

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

246 **P1935.16 - 233 HIGH STREET, HORNCHURCH - PROPOSED 1.8M HIGH BLACK POWDER METAL VERTICAL ROD FENCING TO PART OF THE WESTERN BOUNDARY OF THE SUBJECT SITE**

The Committee considered the report and without debate **RESOLVED** to grant planning permission subject to the conditions as set out in the report.